

# AUSTIN CITY COUNCIL

## DISTRICT-BY-DISTRICT ANALYSIS

2023



HousingWorks  
AUSTIN

## Executive Summary

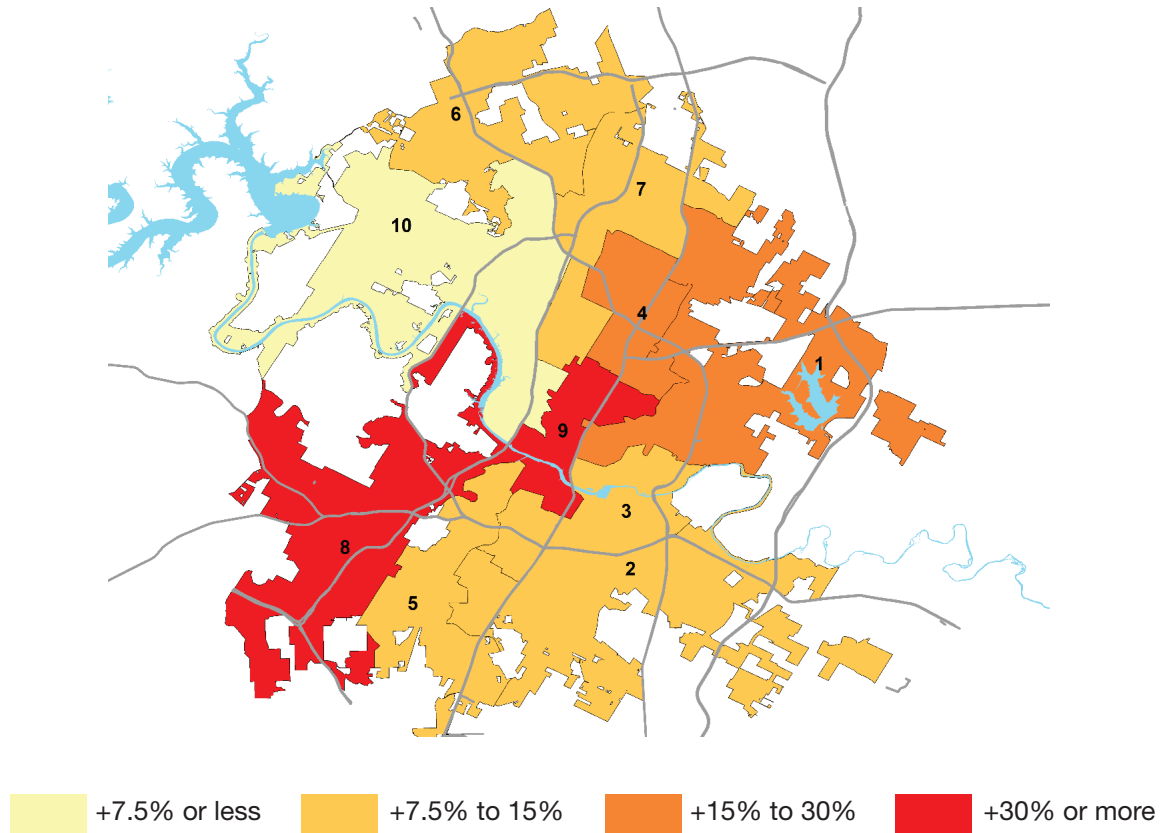
HousingWorks Austin is a nonprofit organization that aims to increase the supply of affordable housing in Austin by providing research, education, advocacy, and thoughtful, workable affordable housing policy recommendations.

HousingWorks is proud to present our 2023 District-by-District and Community at a Glance Analysis. The ninth iteration of the District-by-District and Community at a Glance Analysis highlights the significant progress that the community has made in increasing its subsidized affordable housing supply since 2022 across the city. The report also shows that despite lower than average housing prices from a year ago, the percentage of Austinites who spend too much of their income on housing costs has grown.

### Positive Highlights

- In 2023, the City of Austin contained 59,562 planned or existing subsidized affordable housing units, a 17% increase from the 50,888 subsidized units in 2022.
- Additionally, 2023 saw significant increases in subsidized units (planned or existing) in some Districts that have historically had the lowest stock of affordable housing. For example, District 8, which contains the lowest share of the subsidized affordable housing supply in the city, saw an increase of 150% to its subsidized housing unit count (441 in 2022 to 1,101 in 2023).
- Across all Districts west of Downtown (Districts 5, 6, 7, 8, and 10), there were 2,099 more affordable units counted in 2023 than in 2022, an 18.5% increase (11,337 units in 2022 across the 5 Districts to 13,436 in 2023). Such an annual percentage increase in the affordable unit count exceeds the percentage increase experienced in Districts 1, 2, 3, 4, and 9 in 2023 (16.6%), Districts that have historically experienced higher rates of affordable housing development.
- Still, western City Council Districts only contain 22.6% of the city's overall share of subsidized affordable housing units, with 46,126 (39,551 in 2022) of the nearly 60,000 units in the city located in Districts 1, 2, 3, 4, and 9.

**Figure I.** Annual Percentage Increases in Subsidized Affordable Housing by Austin City Council District (2022 to 2023)



At the same time that the city's subsidized affordable housing supply has increased significantly, housing prices have dropped or stabilized since the high levels experienced in 2022.

### Geographic Distribution

- The median home sale price dropped in 2023 to a record high of \$554,500, a 6% decrease from the median home sale price for the City of Austin in 2021 (\$590,000).
- Additionally, rents across the city also decreased from record highs in 2022, with rents averaging at \$1,617 in 2023, a decrease of 5% from an average of \$1,707 last year.
- While both the median home sale price and average rent decreased in 2022, housing prices are still significantly higher across the city in 2023 than they were pre-pandemic: the median home sale price has increased by 24% (\$446,477 in 2019 to \$554,500 in 2023) and the average rent has increased by 24% (\$1,305 in 2019 to \$1,617 in 2023).

Despite market corrections seen in 2023 to lower record-high housing costs from 2022, an increasing percentage of families are finding that their housing costs are unaffordable.

- Across all of Austin, 36% of households experience housing cost burden, or pay 30% or more of their income to housing costs alone. Compared to 2020, almost 20,000 more Austin households are facing housing cost burden in 2023.
- Furthermore, nearly 1 in 2 renter households (45%) are housing cost burdened in Austin. Nearly 1 in 4 renter households (22%) pay half or more of their income on housing, thereby impacting their ability to afford other household needs.

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 unsheltered<sup>1</sup> people experiencing homelessness on a single night in January 2023. Based on the most recent PIT count, 1,266 individuals were counted as experiencing unsheltered homelessness. Moving forward, the Austin community, led by ECHO, will conduct the count every other year. Therefore, the figures in the 2023 District Analysis use counts from the most recent Point in Time count, which were the same as the figures shown in the 2022 District Analysis. To better understand the scale of homelessness and the resources available throughout the City of Austin, ECHO has created the [Homelessness Response System](#) dashboard that can be found on the organization's website. The dashboard provides up-to-date comprehensive data on key performance measures and system flow through the pathways clients take from homelessness to housing.

As a new addition to this year's District-by-District Analysis, we have included information related to how people commute to and from work. A number of large-scale transportation projects are ongoing in Austin, namely Project Connect and the expansion of I-35 through Downtown Austin. Research shows that housing and transportation costs make up the majority of household budgets, and that households living in close proximity to job centers, transit options, educational opportunities, and amenities can reduce their transportation costs. As Austin continues to grow and expand its mobility infrastructure, it is critical to understand how transportation choices to and from the workplace relate to housing affordability.

## Housing Prices Increase

- Currently, across the city as a whole, nearly three-fourths or 74% of workers utilize a personal vehicle to travel to work.
- Meanwhile, 18% work from home and only 8% take alternative forms of transportation such as public transit, biking, and walking.
- Workers in District 3 are the most likely to use public transit to get to work at 6%, followed by District 9 where 5% of workers take transit to work. However, District 9 has the highest share of workers who walk or bike to work at 15%, whereas only 5% of workers use these options in District 3.

1. 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](#)

Across the City of Austin as a whole, increasing the amount of subsidized affordable housing is critical to ensuring that Austinites have access to affordable housing. **As this District Analysis shows, the subsidized housing supply grew by nearly 10,000 units since 2022, and by over 2,000 in hard-to-develop areas in the western parts of the city.** As a community, we must continue to support and expand policies that increase affordable housing options across Austin and prioritize building affordable units in areas that have previously excluded low- and moderate-income households due to prohibitive housing prices.

While the amount of subsidized affordable housing has increased across the city in the past year, many households still spend too much of their income on housing costs, which have risen sharply in the past few years. As a community, we must prioritize housing that is well-connected to jobs and services, and provide additional affordable options so that households at all income levels can remain stably housed without the threat of being housing cost burdened or paying too much for transportation. Over the past decade, Austin has prioritized creating a more affordable city for all Austinites across all parts of the city, and we must continue to strive to be a community where everyone has access to safe, affordable, and attainable housing in Austin.



Awais Azhar

Executive Director, HousingWorks Austin

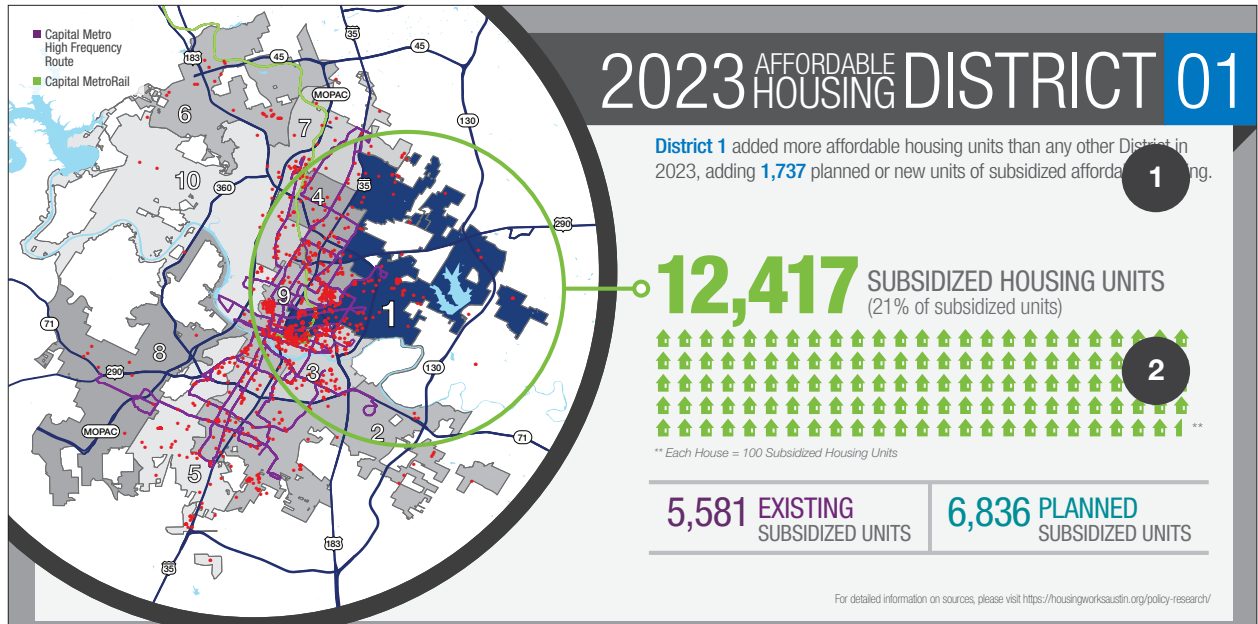
## Austin City Council District by District Analysis Sources and Methodology 2022

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

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- **SOURCE 1:** Combination of sources below with data from the 2022 Affordable Housing District Analysis.
- **SOURCE 2:** Multiple sources are combined to create a comprehensive list.
  - Housing and Planning Department City of Austin, Accessed 2024
  - Texas Department of Housing & Community Affairs, Accessed 2024
  - National Low Income Housing Coalition and Public and Affordable Housing Research Corporation, Accessed 2024
  - Housing Authority of the City of Austin, Accessed 2024
  - Housing Authority of Travis County, Accessed 2024
  - Travis County Housing Finance Corporation, Accessed 2024
  - United States Department of Housing and Urban Development, Accessed 2024
  - District Analysis based on methodology 3.<sup>1</sup>
- **SOURCE 3:** United States Census Bureau, 2018-2022 5-Year American Community Survey. District Analysis based on methodology 1 and City of Austin Demographics Hub. Accessed 2024. Data available at City Council District Level.
- **SOURCE 4:** Ending Community Homelessness Coalition (ECHO), Point-in-Time Count 2023.
- **SOURCE 5:** Austin Investor Interests, Q4 2023. District Analysis based on methodology 2.
- **SOURCE 6:** City of Austin Demographics Hub. Accessed 2024. Data available at City Council District Level.
- **SOURCE 7:** United States Census Bureau, 2018-2022 5-Year American Community Survey. District Analysis based on methodology 1.
- **SOURCE 8:** United States Census Bureau, 2018-2022 5-Year American Community Survey. District Analysis based on methodology 1.
- **SOURCE 9:** United States Census Bureau, 2018-2022 5-Year American Community Survey. District Analysis based on methodology 1.
- **SOURCES 10-11:** United States Census Bureau, 2018-2022 5-Year American Community Survey. District Analysis based on methodology 1.
- **SOURCE 12:** Capital Metropolitan Transit Authority, Accessed 2024; See Source 2 for details on unit list. Analysis based on methodology 4.
- **SOURCES 13:** United States Census Bureau, 2018-2022 5-Year American Community Survey. District Analysis based on methodology 1.



<h3>DEMOGRAPHICS</h3> <p><b>33.7</b> MEDIAN AGE</p> <p><b>8.0%</b> AGE 65+</p> <p><b>3</b> RACE/ETHNICITY</p> <ul style="list-style-type: none"> <li>32% White</li> <li>43% Hispanic/Latino</li> <li>19% Black/African American</li> <li>6% Asian</li> <li>4% Other</li> </ul>	<h3>HOMELESSNESS</h3> <p><b>8.4%</b> % OF CITY'S UNSHELTERED HOMELESS</p> <p><b>4</b> % OF CITY'S UNSHELTERED HOMELESS</p> <p><b>104</b> # OF PEOPLE EXPERIENCING UNSHELTERED HOMELESSNESS</p>	<h3>COST OF LIVING</h3> <p><b>5</b> <b>478</b> AVERAGE RENT</p> <p><b>6</b> <b>497</b> MEDIAN FAMILY INCOME</p> <p><b>7</b> <b>499,700</b> MEDIAN HOME PRICE</p>	<h3>RENTER VS. OWNER</h3> <p><b>57%</b> % OF HOMEOWNERS IN DISTRICT</p> <p>43,174</p> <p><b>8</b></p> <p>56,261</p> <p><b>43%</b> % OF RENTERS IN DISTRICT</p>
<h3>POVERTY RATE</h3> <p><b>15.5%</b> POVERTY RATE</p> <p><b>9</b></p> <p><b>15,387</b> INDIVIDUALS BELOW POVERTY</p>	<h3>TRANSIT ACCESS</h3> <p>PERCENT OF SUBSIDIZED UNITS WITHIN A FIVE-MINUTE WALK OF HIGH-FREQUENCY TRANSIT</p> <p><b>10</b></p> <p><b>29%</b></p>	<h3>TRAVEL TO WORK</h3> <p><b>79%</b> Personal Vehicle</p> <p><b>2%</b> Public Transportation</p> <p><b>3%</b> <b>13</b></p> <p><b>15%</b> Work from Home</p> <p><b>1%</b> Other</p>	
<h3>COST BURDEN</h3> <p><b>26%</b> ARE COST BURDENED</p> <p><b>10%</b> ARE EXTREMELY COST BURDENED <b>HOMEOWNERS</b></p> <p><b>11</b></p> <p><b>47%</b> ARE COST BURDENED</p> <p><b>24%</b> ARE EXTREMELY COST BURDENED <b>RENTERS</b></p> <p><b>12</b></p>			

<https://housingworksaustin.org>

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## Methodology

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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  $\frac{1}{4}$  mile (approximately five-minute walk) by public roads to the nearest high frequency transit stop.



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## 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 are considered cost burdened.
- **Extremely Cost Burdened** - Households that spend more than 50% of their income on housing related costs 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.
- **Unsheltered Homelessness** - People sleeping in tents, cars, abandoned buildings, and other places not meant to live in

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## 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 median incomes for all household sizes, 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.
  - Counts can vary considerably year-to-year due to the geography, weather, and level of volunteer engagement during a specific PIT count.
  - Since the pandemic, ECHO has shifted to releasing PIT counts every two years. As a result, the 2022 and 2023 counts are the same.

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 rounding, percentages represented in these graphics may not total 100%.

## ADDITIONAL RESOURCES FOR HOUSING DATA AND INFORMATION

- HousingWorks: [City Council District by District and Community at a Glance 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	53,082	50,298	46,089	51,863	48,173	50,574	49,245	47,364	47,535	50,761
Female	48,664	47,683	40,433	47,031	46,983	47,112	47,874	48,509	47,186	47,904
Population 65+	8,380	8,196	5,822	8,201	10,923	10,218	8,652	12,180	6,428	15,054

Source: American Community Survey (2018-22)

### 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%	31,596	26,654	35,006	26,152	52,807	47,729	52,712	60,972	57,927	69,908
Hispanic/Latino	32.4%	41,748	60,414	39,239	55,336	29,573	17,390	22,351	18,927	18,482	13,746
Black/African American	7.2%	18,590	6,134	6,511	10,431	3,958	5,066	8,339	2,864	5,310	2,309
Asian	8.0%	6,316	2,200	2,796	4,295	3,469	22,856	9,506	8,690	9,123	8,008
Other	3.5%	2,682	2,573	2,970	2,682	5,348	4,636	4,212	4,420	3,881	4,694

Source: American Community Survey (2018-22)