

# AUSTIN CITY COUNCIL

## DISTRICT-BY-DISTRICT ANALYSIS

2024



HousingWorks  
AUSTIN

## Executive Summary

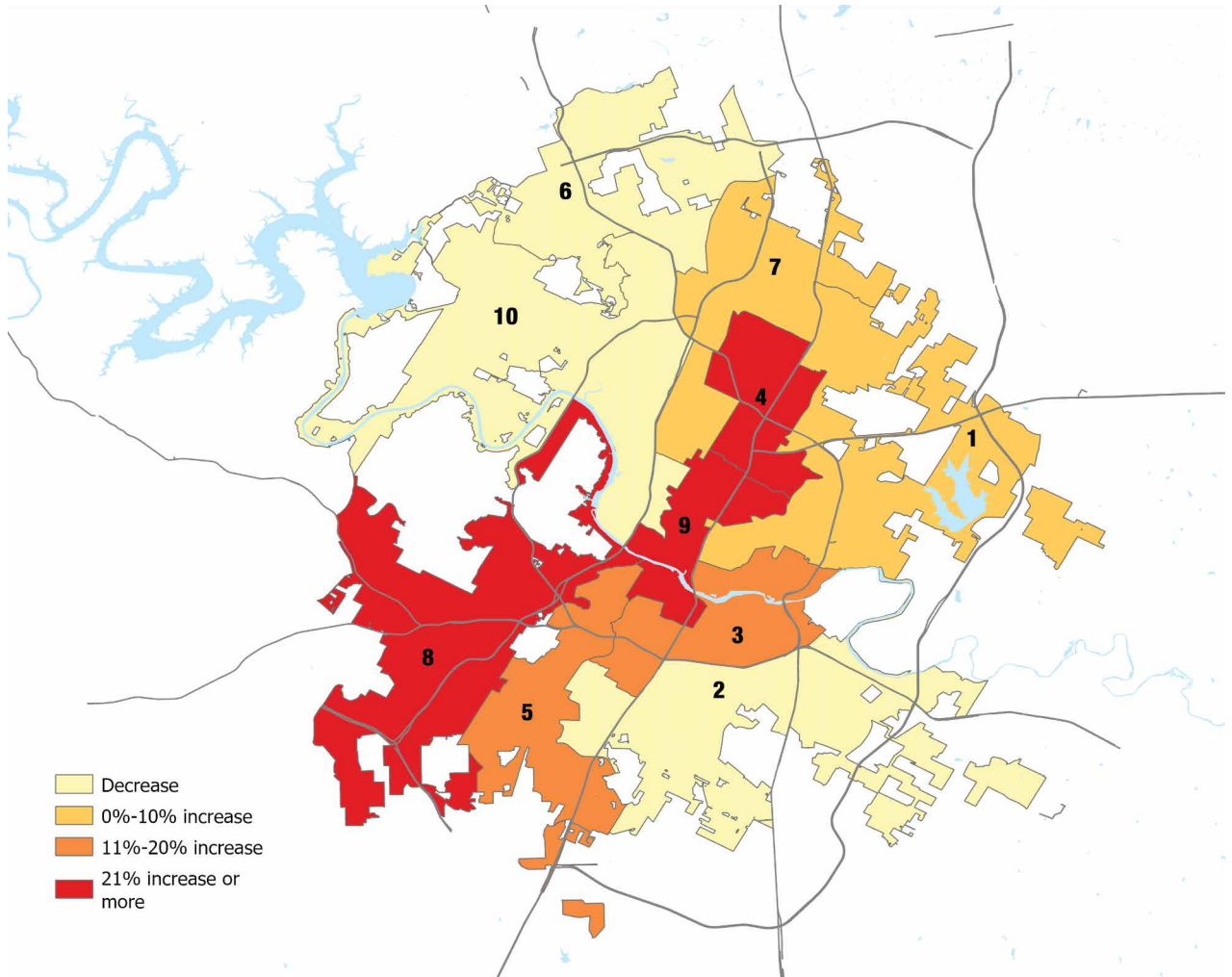
HousingWorks Austin is a nonprofit organization that aims to increase the supply of affordable and attainable housing in Austin and Central Texas by providing research, education, advocacy, and thoughtful, workable affordable housing policy recommendations.

HousingWorks is pleased to share the 2024 District-by-District and Community at a Glance Analysis, marking the tenth edition of this annual report. This year's analysis highlights the substantial gains that the Austin community has made in expanding the stock of subsidized affordable housing citywide since 2022. While rents and home sales prices have decreased since record highs in 2022, a growing share of Austinites continue to spend an unsustainable portion of their income on housing costs, impacting their ability to afford other critical household needs.

### Affordable Housing Distribution

- In 2024, the City of Austin contained 56,672 planned or existing subsidized affordable housing units, a 11% increase from the 50,888 subsidized units in 2022.
- Additionally, 2024 saw significant increases in subsidized units (planned or existing) in some districts that have historically had the lowest stock of affordable housing, continuing a positive trend from past years. For example, District 8, which contains one of the lowest shares of the subsidized affordable housing supply in the city, saw an increase of 154% to its subsidized housing unit count (441 in 2022 to 1,122 in 2024).
- In 2024, eastern and central districts, including Districts 1, 2, 3, 4, and 9, experienced an annual percentage increase (11.8%) of affordable units, which is greater than that for predominantly western districts, including Districts 5, 6, 7, 8, and 10 (10.9%).
- While the number of affordable housing units in western City Council Districts continues to grow, these areas only contain 20.5% of the city's overall share of subsidized affordable housing units, with 44,221 (39,551 in 2022) of the nearly 56,000 units in the city located in Districts 1, 2, 3, 4, and 9. This aligns with trends in past years as these districts have historically seen higher rates of affordable housing development.

**Figure I. Percentage Change in Subsidized Affordable Housing by Austin City Council District (2022 to 2024)**



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

### Housing Cost

- The median home sale price increased slightly from 2023 to \$575,899, which is still a 2.4% decrease from the median home sale price for the City of Austin in 2022 (\$590,000).
- Additionally, rents across the city continue to decrease from record highs in 2022, with rents averaging at \$1,410 in 2024, a decrease of 12.8% from an average of \$1,617 last year.
- While both the median home sale price and average rent have decreased since 2022, housing prices are still significantly higher across the city in 2024 than they were pre-pandemic: the median home sale price has increased by 29% (\$446,477 in 2019 to \$575,899 in 2023) and the average rent has increased by 8% (\$1,305 in 2019 to \$1,410 in 2024).

Even as overall housing costs have decreased, an increasing percentage of families and households are paying more towards housing costs than they should.

## Cost Burden

- 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 2021, over 27,000 more Austin households are facing housing cost burden in 2024.
- Furthermore, nearly 1 in 2 renter households (46%) are housing cost burdened in Austin. Nearly 1 in 4 renter households (22%) are extremely cost burdened, or pay half or more of their income on housing, thereby impacting their ability to afford other needs such as healthcare, education, childcare, nutrition, etc.

The Ending Community Homelessness Coalition (ECHO), the lead agency for the Continuum of Care in Travis County and the City of Austin, continues to track the number of sheltered and unsheltered people experiencing homelessness in Austin. Based on the most recent data, 1,450 individuals were counted as experiencing unsheltered homelessness. 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.

Building on last year's District-by-District Analysis, this report includes data on how residents travel to and from work in Austin. Housing and transportation costs together account for generally the largest share of household expenses, with households that live near employment centers, transit networks, schools, and amenities experiencing lower transportation costs. As Austin's population grows and mobility investments continue through Project Connect and the I-35 Capital Express Central Project, it is increasingly important to examine how commuting patterns intersect with housing affordability across the city.

## Travel to Work

- Currently, across the city as a whole, nearly two-thirds or 66% of workers utilize a personal vehicle to travel to work.
- Meanwhile, 27% work from home and only 7% take alternative forms of transportation such as public transit, biking, and walking
- Workers in District 3, 4, and 9 are the most likely to use public transit to get to work at 4%. However, District 9 has the highest share of workers who walk or bike to work at 14%, whereas only 4% and 3% of workers use these options in District 3 and 4, respectively.

Creating more subsidized housing throughout the City is critical to ensuring that Austinites have access to affordable housing opportunities that meet the needs of their families. **As this District Analysis shows, the subsidized housing supply has grown by nearly 6,000 units since 2022.** As a community, we must remain committed to advancing and strengthening policies and programs that expand affordable housing opportunities throughout Austin, particularly in neighborhoods that have historically included fewer options for low and moderate-income families because of high housing costs.

Austin continues to make great strides in expanding its affordable housing stock and increasing the distribution of such housing in all Council Districts, including districts that historically had fewer affordable options. Even as housing costs have decreased and stabilized in Austin, many residents still face unsustainable housing expenses, with renters being particularly vulnerable to being cost-burdened or spending more than 30% of their income toward housing costs. At the same time, considering that nearly two-thirds of Austinites drive a personal vehicle to work, it is essential to focus on developing housing that is connected to employment and educational centers, public transit, grocery stores, and essential services. Over the last decade, Austin has made progress toward becoming a more inclusive and affordable city, and we must continue working toward a future where every resident has access to safe, well-connected, and affordable housing across all communities.



Awais Azhar  
Executive Director, HousingWorks Austin

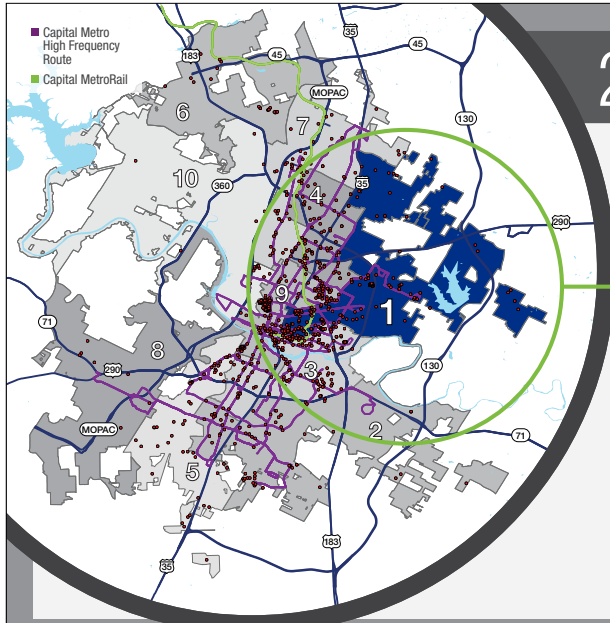
## Austin City Council District by District Analysis Sources and Methodology 2024

The district analysis is based on a variety of sources and these are mentioned on the Austin at a Glance 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 and 2023 Affordable Housing District Analyses.
- **SOURCE 2:** Multiple sources are combined to create a comprehensive list.
  - Housing and Planning Department City of Austin, Accessed 2025
  - Texas Department of Housing & Community Affairs, Accessed 2025
  - National Low Income Housing Coalition and Public and Affordable Housing Research Corporation, Accessed 2025
  - Housing Authority of the City of Austin, Accessed 2025
  - Housing Authority of Travis County, Accessed 2025
  - Travis County Housing Finance Corporation, Accessed 2025
  - United States Department of Housing and Urban Development, Accessed 2025
  - District Analysis based on methodology 3.<sup>1</sup>
- **SOURCE 3:** United States Census Bureau, 2019-2023 5-Year American Community Survey. District Analysis based on methodology 1 and City of Austin Demographics Hub. Accessed 2025. Data available at City Council District Level.
- **SOURCE 4:** Ending Community Homelessness Coalition (ECHO), Point-in-Time Count 2025.
- **SOURCE 5:** Austin Investor Interests, Q4 2024. District Analysis based on methodology 2.
- **SOURCE 6:** City of Austin Demographics Hub. Accessed 2025. Data available at City Council District Level.
- **SOURCE 7:** United States Census Bureau, 2019-2023 5-Year American Community Survey. District Analysis based on methodology 1.
- **SOURCE 8:** United States Census Bureau, 2019-2023 5-Year American Community Survey. District Analysis based on methodology 1.
- **SOURCE 9:** United States Census Bureau, 2019-2023 5-Year American Community Survey. District Analysis based on methodology 1.
- **SOURCES 10-11:** United States Census Bureau, 2019-2023 5-Year American Community Survey. District Analysis based on methodology 1.
- **SOURCE 12:** Capital Metropolitan Transit Authority, Accessed 2025; See Source 2 for details on unit list. Analysis based on methodology 4.
- **SOURCES 13:** United States Census Bureau, 2019-2023 5-Year American Community Survey. District Analysis based on methodology 1.



# 2024 AFFORDABLE HOUSING DISTRICT 01

District 1 experienced the biggest **decrease** in median home price, falling by **12%** from 2023.

1

**11,237** SUBSIDIZED HOUSING UNITS  
(20% of subsidized units)



2

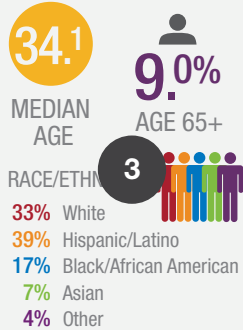
\*\* Each House = 100 Subsidized Housing Units

**6,341** EXISTING  
SUBSIDIZED UNITS

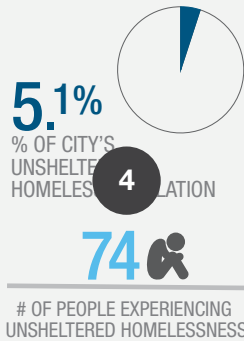
**4,896** PLANNED  
SUBSIDIZED UNITS

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

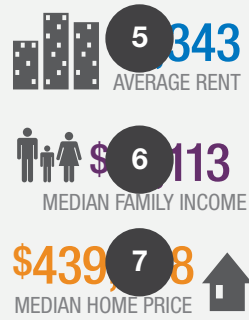
## DEMOGRAPHICS



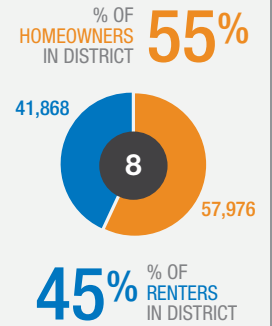
## HOMELESSNESS



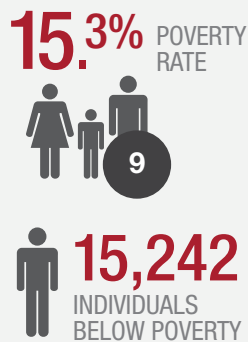
## COST OF LIVING



## RENTER VS. OWNER



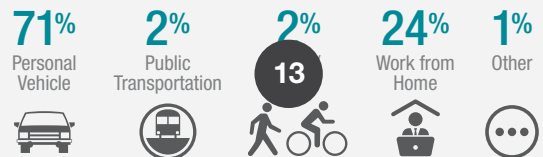
## POVERTY RATE



## TRANSIT ACCESS



## TRAVEL TO WORK



## COST BURDEN



## 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 ¼ 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.
- **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.

- The number of affordable housing properties and units provided as a part of the 2024 analysis are lower than those reported in 2023, in some cases. This discrepancy is due to changes in base data in the Affordable Housing Inventory (AHI), including data revisions for existing units and a reassessment of planned units. This does not reflect a loss of affordable units between the two years, but rather a change in the data source.
- 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	52,637	49,869	47,247	49,562	48,403	51,060	50,714	51,055	47,418	51,239
Female	50,222	48,478	40,231	48,486	47,676	47,472	47,172	48,184	47,545	49,341
Population 65+	10,065	9,724	6,129	9,754	11,471	10,820	9,551	12,212	7,539	15,305

Source: American Community Survey (2019-23)

### 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%	33,214	27,881	36,692	26,481	51,594	47,902	52,577	60,572	57,295	68,964
Hispanic/Latino	32.4%	39,648	58,164	38,524	55,226	30,458	17,826	22,907	19,336	19,009	15,314
Black/African American	7.2%	17,103	6,295	5,773	9,596	4,364	5,245	8,075	2,225	5,228	2,905
Asian	8.0%	7,298	2,802	3,166	4,384	3,935	22,404	9,746	7,935	9,513	8,461
Other	3.5%	4,588	3,216	3,325	3,000	5,730	5,166	4,583	4,672	4,816	4,940

Source: American Community Survey (2019-23)