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.

The sixth iteration of HousingWorks Austin’s Affordable Housing District-by-District Analysis highlights the impacts of a changing housing market throughout Austin and gives some indications of the effects of the COVID-19 Pandemic on housing affordability issues. The past year has presented many interconnected challenges to Austin communities. A need for safe and affordable housing opportunities has come into sharp relief. Despite the injection of emergency housing assistance and halts on evictions and foreclosures many Austinites continue to lack affordable and safe housing options. Almost 500 more Austinites were unsheltered in 2020 than a year ago, as 1,513 people lived on the streets in 2020.

At the same time, the Austin housing market remains one of the hottest in the country. The Median Sale Price of homes shot up by 5% across the city since 2019. In most Districts, the increase in home prices was significantly greater, with homes selling on average for at least $50,000 more than they had in 2019. While a lag in the release of federal data (including demographics and cost burden) limits the ability for this year’s District-by-District Analysis to completely capture the full impacts of the COVID-19 pandemic, the contemporary data suggests the pandemic has further strained opportunities for Austin residents to find accessible and affordable housing across the city.

Despite the economic difficulties of the pandemic,

- Poverty went down from 15.3% to 14.4% in 2020 while the Median Family Income continues to rise to nearly triple digits ($97,600) across Austin;
- In all but one District (District 8) poverty rates fell, some by as much as 5% (District 1) from 2019 rates;
- Median Family Incomes (MFI) also rose in all but two Council Districts (Districts 3 and 9), albeit at a slower rate (1.7%) compared to the 11.5% increase from 2018 to 2019;

Additionally, the percentage of households that are cost-burdened (defined as spending 30% or more of a household’s monthly income on housing costs) slightly declined from last year. Still, too many Austinites pay a significant amount of their income on housing:

- 45% of renters and 22% of homeowners in Austin pay 30% or more of their income to housing costs and in Districts 4, 5, and 9 more than 40% of all households are housing cost-burdened;
- 21% of renter households and 9% of owner households in Austin pay more than half of their incomes to housing alone (extremely cost-burdened) and in Districts 3, 4, and 9 more than 20% of all households are extremely cost-burdened.
As communities continue to face rising housing costs across Austin, the high number of households who are cost-burdened underscores the need for more housing affordable to working families.

Although the city’s housing affordability issues continue to trouble many, the community as a whole has become more racially diverse since 2019 with the percentage of individuals who identify as People of Color (POC) increasing by 2%, from 50.5% last year to 52.2% this year. Unfortunately, the increase in People of Color in Austin has not reversed patterns of discriminatory housing policies that have historically limited opportunities for wealth building in minority neighborhoods. City Council Districts with the highest percentage of People of Color - Districts 1, 2, 3, and 4 - have higher poverty rates than majority white Districts and have Median Family Incomes nearly half of the city-level MFI (see charts below).

Race and Median Family Income by Austin City Council District (2020)

*UT located in District 9
The geographic concentration of racial groups in certain Districts follows a similar pattern to the placement of income-restricted housing.

- 68% of all affordable housing units in the City of Austin are located in only 4 of the 10 City Council Districts;
- 22% of all affordable units in the city are located in District 1 alone, while District 6 (3%) and District 8 (1%) have less than 5% of the city’s affordable housing combined.

To affirmatively address the spatial inequalities brought on by race-based discrimination in housing stability and economic prosperity, efforts to build affordable housing should prioritize developments in areas of high opportunity and those that currently lack a sufficient number of housing units affordable to working families.

On a broader level, housing in the Austin community faces a critical problem that must balance economic recovery from the COVID-19 pandemic with addressing a housing shortage. In a tightening market where homeownership has become out of reach for many, nearly half of Austin households that rent their homes are cost burdened. The need for swift action is clear, particularly for 1,513 people who live without reliable shelter.

We hope that this 2020 District-by-District Analysis helps inform organizations, policymakers, and community members working to expand housing options so that Austinites can enjoy a city that has “All Kinds of Homes, In All Parts of Town, For All Kinds of People.”

Nora Linares-Moeller
Executive Director, HousingWorks Austin
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 2019 Affordable Housing District Analysis.

- **SOURCE 2**: Multiple sources are combined to create a comprehensive list.
  - Housing and Planning Department, City of Austin, Accessed 2020
  - Texas Department of Housing & Community Affairs, Accessed 2020
  - National Low Income Housing Coalition and Public and Affordable Housing Research Corporation, Accessed 2020
  - Housing Authority of the City of Austin, Accessed 2020
  - Austin Tenants’ Council, 2019
  - United States Department of Housing and Urban Development, Accessed 2020
  - District Analysis based on methodology 3.

- **SOURCE 3**: United States Census Bureau, 2018 5-Year ACS. District Analysis based on methodology 1A.


- **SOURCE 5**: United States Census Bureau, 2018 5-Year ACS. District Analysis based on methodology 1.

- **SOURCE 6**: Austin Board of Realtors (ABOR), Q3 2020. Data available at City Council District Level.

- **SOURCE 7**: Austin Investor Interests, Q3 2020. District Analysis based on methodology 2.

- **SOURCE 8**: United States Census Bureau, 2018 5-Year ACS. District Analysis based on methodology 1.

- **SOURCE 9**: United States Census Bureau, 2018 5-Year ACS. District Analysis based on methodology 1.


- **SOURCES 12-13**: Center for Neighborhood Technology Housing and Transportation Affordability Index, 2020. District Analysis based on methodology 1.
With 22% of the city's affordable housing units, District 1 has the highest share of the city's affordable housing units out of all 10 City Council Districts.

8,610 Subsidized Housing Units
(22% of city subsidized units)

Demographics
- Median Age: 32.5
- 7.3% of City's Unsheltered Homeless Population
- 32.5% White
- 45% Hispanic/Latino
- 22% Black/African American
- 4% Asian
- 2% Other

Homelessness
- 109 # of people living on the streets

Cost of Living
- Median Home Price: $365,700
- Average Rent: $2,229

Renter vs. Owner
- 45% of Renters in Precinct
- 55% of Homeowners in Precinct

District 1 Challenges
- 19.3% Poverty Rate
- 20,507 Individuals Below Poverty
- Average Annual Vehicle Miles Traveled: 19,082
- 25% are cost burdened Homeowners
- 50% are cost burdened Renters
- 10% are extremely cost burdened Homeowners
- 26% are extremely cost burdened Renters

Sources:
- Austin Board of Realtors, Austin Investor Interests, Austin Tenants' Council, Center for Neighborhood Technology, Ending Community Homelessness Coalition, National Low Income Housing Coalition, Housing and Planning Department City of Austin, Public and Affordable Housing Research Corporation, Texas Department of Housing and Community Affairs, United States Census Bureau, United States Department of Housing and Urban Development

For detailed information on sources, please visit http://housingworksaustin.org

* Data includes Existing and Planned Units
** Each House > 100 Subsidized Housing Units

http://housingworksaustin.org
Methodology

Methodological Note: To better align with processes and methodology HousingWorks used to produce the 2018 and 2019 Strategic Housing Blueprint Scorecards, the methodologies for the 2020 District-by-District Analysis differ slightly from past iterations of this report. Due to these methodological changes, it may appear that some Districts have lost affordable housing units since 2019. However, this is not the case. The 2018 and 2019 Scorecards (http://housingworksaustin.org/austin-strategic-housing-blueprint-scorecards-for-2018-2019/) lay out new affordable housing unit production by District which clearly shows an increase in units across the city.

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 between two council districts are attributed to one council district based on the overlap area and the existing land use type. Once all the tracts have been linked to a council district, the corresponding data is calculated for that district. For average values such as median rent and home price, the data is weighed for each census tract based on its total population using Microsoft Excel.
   a. Similar to 1 but with updated census tracts shared by the City Demographer. The rest of this methodology performs the same analysis as methodology 1.

2. **Zip code data:** Data available at the zip code level is analyzed using the Zonal Statistics as Table tool in the Spatial Analyst toolbox of the ArcGIS software. This requires converting vector source data into the raster format and then using the tool to summarize the values of the raster based on the zones of another dataset (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.

**COST BURDEN DEFINITION**

- Families that spend more than 30% of their income on housing related costs are considered cost burdened.
- Families that spend more than 50% of their income on housing related costs are considered extremely cost burdened.

**LIMITATIONS**

- American Community Survey (ACS) is based on sampling and thus the data from ACS involves a margin of error. This margin of error varies for 1-year, 3-year, and 5-year data, with decreasing levels of margin of error.
- Considering the varied sources, different geographical scales, and multiple methodologies it is important to understand that most of the data for each district 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.
## A. Age and Gender by Austin City Council District

<table>
<thead>
<tr>
<th></th>
<th>Austin (Total)</th>
<th>Austin (%)</th>
<th>District 1</th>
<th>District 2</th>
<th>District 3</th>
<th>District 4</th>
<th>District 5</th>
<th>District 6</th>
<th>District 7</th>
<th>District 8</th>
<th>District 9</th>
<th>District 10</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Population</strong></td>
<td>991,870</td>
<td>100%</td>
<td>107,874</td>
<td>96,692</td>
<td>87,890</td>
<td>93,523</td>
<td>104,074</td>
<td>105,553</td>
<td>107,195</td>
<td>104,537</td>
<td>90,059</td>
<td>94,473</td>
</tr>
<tr>
<td><strong>Male</strong></td>
<td>502,986</td>
<td>50.7%</td>
<td>53,640</td>
<td>49,202</td>
<td>46,491</td>
<td>50,889</td>
<td>52,374</td>
<td>53,363</td>
<td>53,138</td>
<td>51,502</td>
<td>45,134</td>
<td>47,253</td>
</tr>
<tr>
<td><strong>Female</strong></td>
<td>488,884</td>
<td>49.3%</td>
<td>54,234</td>
<td>47,490</td>
<td>41,399</td>
<td>42,634</td>
<td>51,700</td>
<td>52,190</td>
<td>54,057</td>
<td>53,035</td>
<td>44,925</td>
<td>47,220</td>
</tr>
<tr>
<td><strong>Population 65+</strong></td>
<td>84,510</td>
<td>8.5%</td>
<td>7,922</td>
<td>5,843</td>
<td>6,036</td>
<td>3,427</td>
<td>10,807</td>
<td>10,113</td>
<td>9,799</td>
<td>11,285</td>
<td>5,299</td>
<td>13,979</td>
</tr>
</tbody>
</table>

## B. Race/Ethnicity by Austin City Council District

<table>
<thead>
<tr>
<th></th>
<th>Austin (Total)</th>
<th>Austin (%)</th>
<th>District 1</th>
<th>District 2</th>
<th>District 3</th>
<th>District 4</th>
<th>District 5</th>
<th>District 6</th>
<th>District 7</th>
<th>District 8</th>
<th>District 9</th>
<th>District 10</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>White</strong></td>
<td>474,375</td>
<td>47.8%</td>
<td>28,680</td>
<td>20,395</td>
<td>29,428</td>
<td>23,744</td>
<td>57,648</td>
<td>58,913</td>
<td>57,994</td>
<td>68,413</td>
<td>60,067</td>
<td>69,093</td>
</tr>
<tr>
<td><strong>Hispanic/Latino</strong></td>
<td>344,483</td>
<td>34.7%</td>
<td>48,675</td>
<td>66,920</td>
<td>45,179</td>
<td>57,180</td>
<td>35,832</td>
<td>17,453</td>
<td>28,109</td>
<td>20,081</td>
<td>14,246</td>
<td>10,808</td>
</tr>
<tr>
<td><strong>Black/African American</strong></td>
<td>74,579</td>
<td>7.5%</td>
<td>23,311</td>
<td>6,891</td>
<td>8,425</td>
<td>8,221</td>
<td>4,211</td>
<td>4,477</td>
<td>7,568</td>
<td>3,333</td>
<td>5,244</td>
<td>2,498</td>
</tr>
<tr>
<td><strong>Asian</strong></td>
<td>71,339</td>
<td>7.2%</td>
<td>4,618</td>
<td>1,279</td>
<td>3,049</td>
<td>2,232</td>
<td>3,512</td>
<td>19,956</td>
<td>10,491</td>
<td>9,404</td>
<td>7,721</td>
<td>9,077</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>27,094</td>
<td>2.7%</td>
<td>2,590</td>
<td>1,407</td>
<td>1,809</td>
<td>2,146</td>
<td>2,871</td>
<td>4,754</td>
<td>3,033</td>
<td>2,706</td>
<td>2,781</td>
<td>2,997</td>
</tr>
</tbody>
</table>