

# APPENDIX A.

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## Housing Reports by ZIP Code

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This Appendix presents demographic and housing summary information for each ZIP code in Austin. The purpose is to provide a snapshot of housing affordability (both rental and ownership) along with indicators of demographic diversity, gentrification, transportation costs and transit access at the neighborhood level.

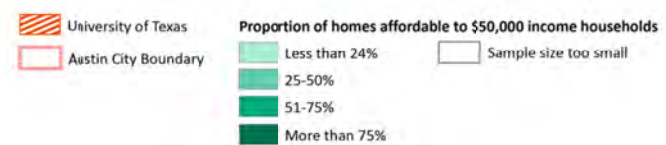
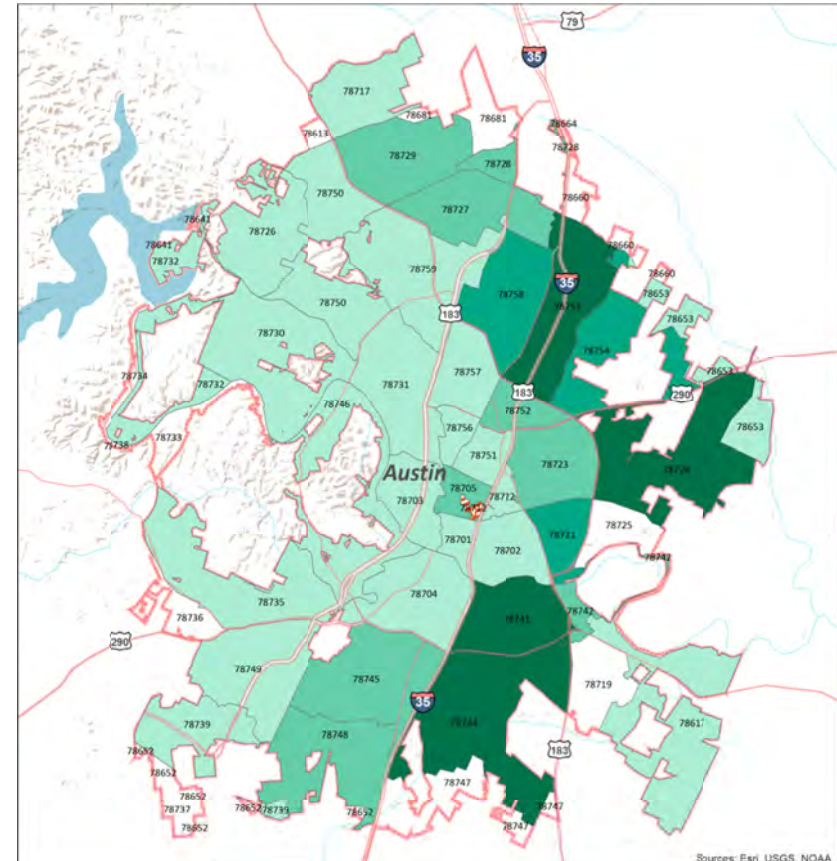
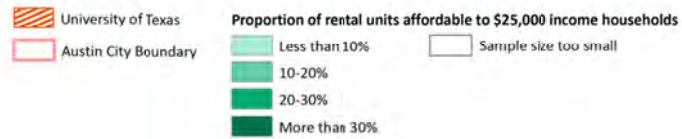
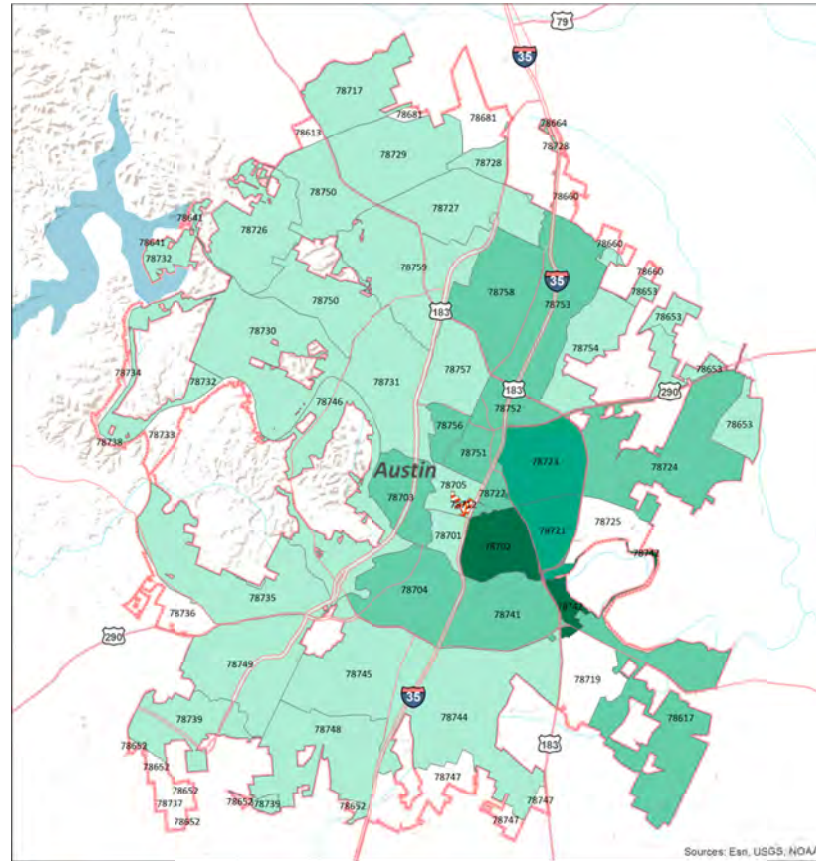
The Appendix begins with two maps that show how well each ZIP code matches the overall city level of affordability of rental and homeownership units. As discussed in both the Executive Summary (page 9) and the Housing Market Gaps section (Figure II-27 on page 26 and Figure II-30 on page 29), in Austin overall:

- 1) 10 percent of rentals are affordable to renters earning less than \$25,000 per year, and
- 2) 24 percent of ownership units are affordable to prospective buyers earning less than \$50,000 per year.

As demonstrated by the first map, fewer than half of the city's ZIP codes meet the 10 percent affordability provision. Most of these ZIP codes are located east of I-35. Although the two ZIP codes encompassing downtown Austin and the University of Texas do not meet the citywide affordability threshold, the ZIP codes immediately surrounding these areas do.

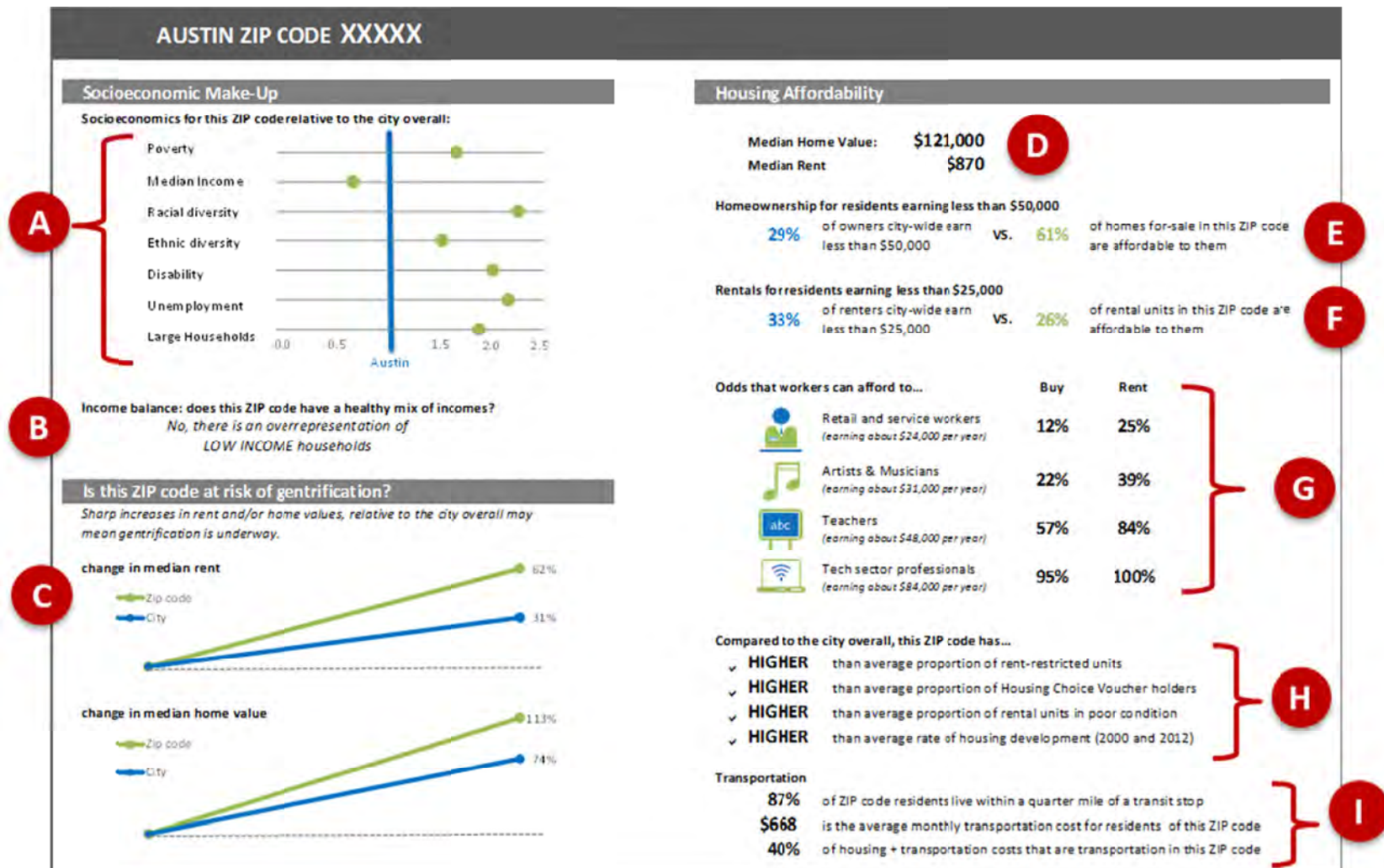
The story is slightly different for homeownership affordability, where the most affordable ZIP codes (except for a few) are located further from downtown and the university, in far south, north and northeast Austin. Similar to rental affordability, fewer than half of the city's ZIP codes meet the homeownership affordability threshold (24% percent of ownership units).

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The figure below is a sample of the housing model output and the following page describes the methodology and data sources used to generate each component of the ZIP code reports. Individual reports for each ZIP code follow.





# APPENDIX A. Housing Reports by ZIP Code

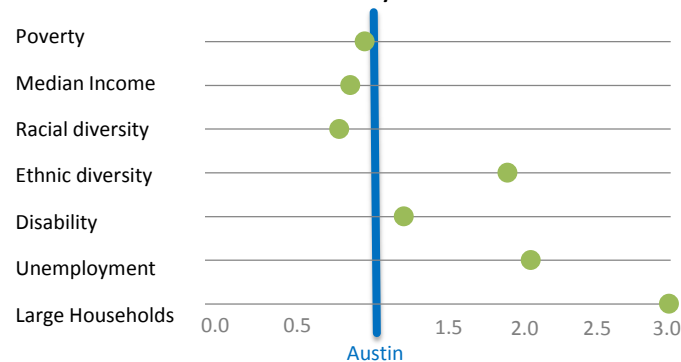
PAGE 4

- A** The socioeconomic make-up graphic shows the listed variables scaled to the city as a whole. For example, a score of 2.0 for poverty would mean the ZIP code has twice the poverty rate of the city overall and a score of 0.5 would mean the ZIP code's poverty rate is half that of the city. All data are from the 2008-2012 ACS.
- B** Income balance is a measure of the share of households in the ZIP that are lower income (less than \$35,000), middle income (\$35,000-\$100,000) and high income (over \$100,000). Similar thresholds were used in a recent Pew study on income segregation and are consistent with the way that Americans self-identify as members of socio-economic classes. We used statistical methods to determine an income balance rating for each ZIP code: if all income categories were within one standard deviation of the city-wide average, the ZIP code was considered "mixed income;" when the proportion of a particular income group exceeded one standard deviation above the mean that group was considered to be overrepresented.
- C** Change in median rent and median home value reflects percent change between 2000 (Census) and 2012 (2008-2012 5-year ACS). Median rent includes utilities.
- D** Median home value and median rent (including utilities) from the 2008-2012 5-year ACS.
- E** Estimate uses the same affordability methodology as the housing gaps model discussed in Section II of the report. Assumes 30 percent of income is spent on housing costs (including mortgage, utilities, property taxes and insurance), and models a 30 year fixed mortgage with a 5 percent downpayment and a 4.5 percent interest rate. Income distribution from the 2008-2012 5-year ACS; for-sale homes from 2013 MLS data provided by ABOR.
- F** Estimate uses the same affordability methodology as the housing gaps model discussed in Section II of the report. Assumes 30 percent of income is spent on rent (including utilities). Income and rent distribution from the 2008-2012 5-year ACS.
- G** Odds analysis estimates the proportion of for-sale and rental units affordable to the average worker in specified occupations. Estimates use the same affordability methodology as the housing gaps model discussed in Section II of the report, also described above (components F and G). For-sale homes are from 2013 MLS data provided by ABOR, rental distribution from the 2008-2012 5-year ACS, average annual earnings for all occupations except Artists and Musicians are from the Bureau of Labor Statistics, average earnings for Artists and Musicians from the Pegasus Planning and Development report "Keeping Austin Creative."
- H** Restricted unit data and Housing Choice Voucher data from the City of Austin.  
Poor condition indicator is based on units deemed to be dangerous and/or substandard as a result of a 2013 code complaint. Data are from the City of Austin.  
Rate of housing development reflects the change in number of housing units between 2000 (Census) and 2012 (2008-2012 5-year ACS).
- I** Transit stops (bus and rail) from the City of Austin; population based on block group population from the 2010 Census.  
Transportation cost data from HUD's location affordability index.

## AUSTIN ZIP CODE 78617

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



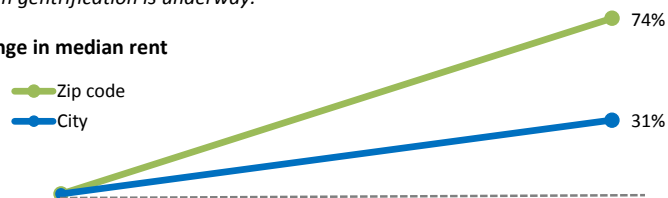
**Income balance: does this ZIP code have a healthy mix of incomes?**

*This zip code is mostly MIDDLE INCOME households*

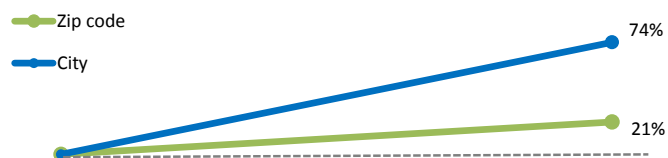
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$100,600**

**Median Rent \$1,041**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs. N/A** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs. 11%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**N/A**

**7%**



Artists & Musicians  
(earning about \$31,000 per year)

**N/A**

**24%**



Teachers  
(earning about \$48,000 per year)

**N/A**

**63%**



Tech sector professionals  
(earning about \$84,000 per year)

**N/A**

**99%**

#### Compared to the city overall, this ZIP code has...

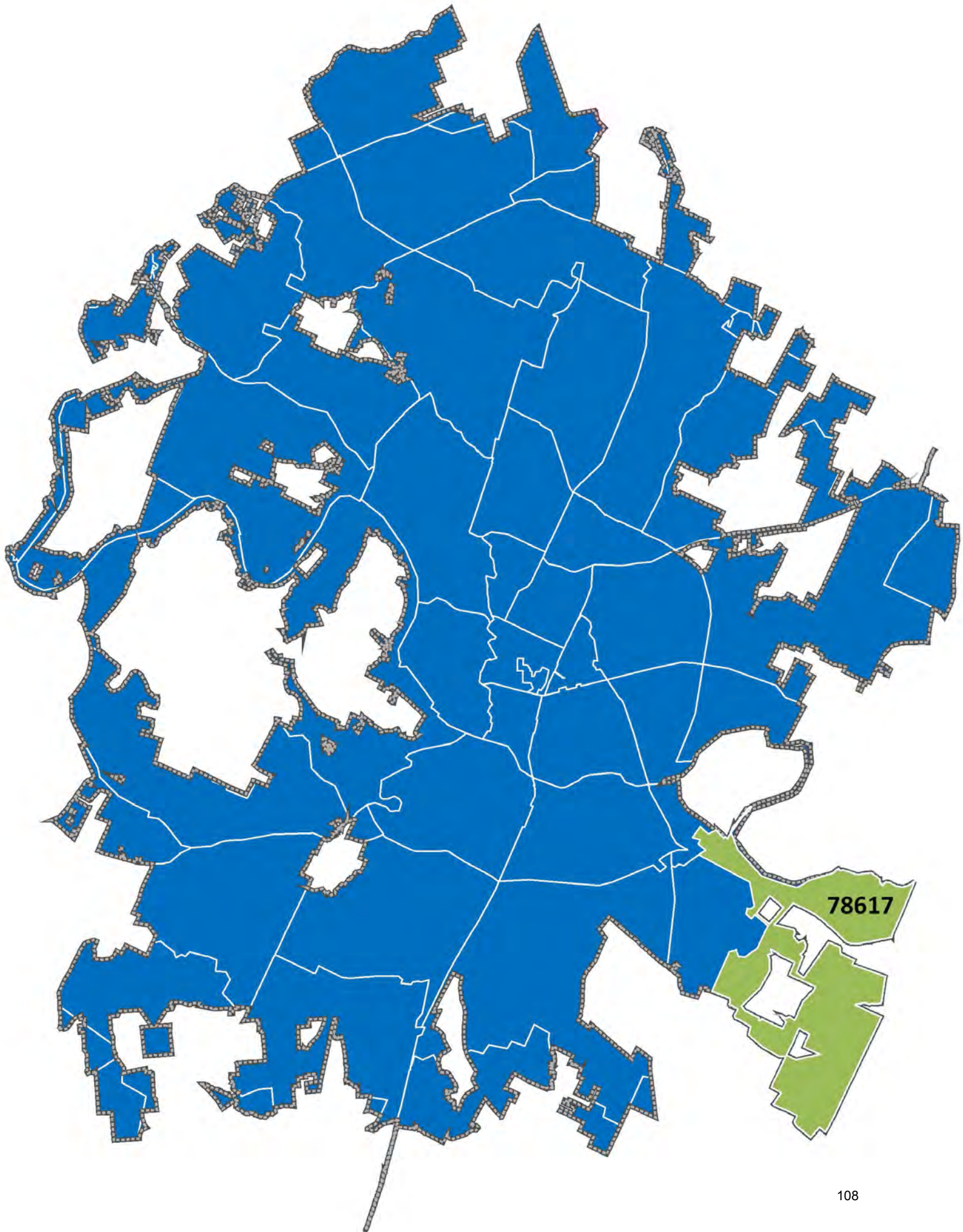
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

#### Transportation

**16%** of ZIP code residents live within a quarter mile of a transit stop

**\$865** is the average monthly transportation cost for residents of this ZIP code

**42%** of housing + transportation costs in this ZIP code are from transportation costs

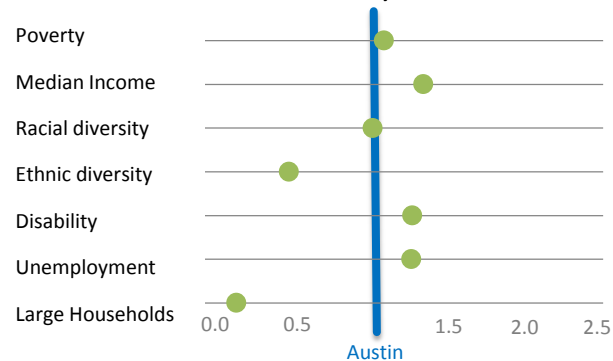




## AUSTIN ZIP CODE 78701

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



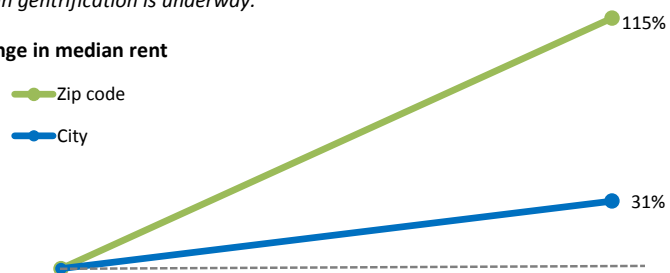
**Income balance: does this ZIP code have a healthy mix of incomes?**

*Yes, this zip code is MIXED INCOME*

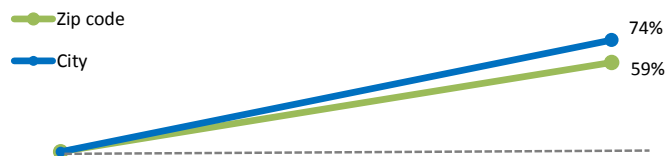
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$338,300**

**Median Rent \$1,590**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **7%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **7%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

#### Buy

**0%**

#### Rent

**7%**



Artists & Musicians  
(earning about \$31,000 per year)

**1%**

**12%**



Teachers  
(earning about \$48,000 per year)

**7%**

**29%**



Tech sector professionals  
(earning about \$84,000 per year)

**30%**

**90%**

#### Compared to the city overall, this ZIP code has...

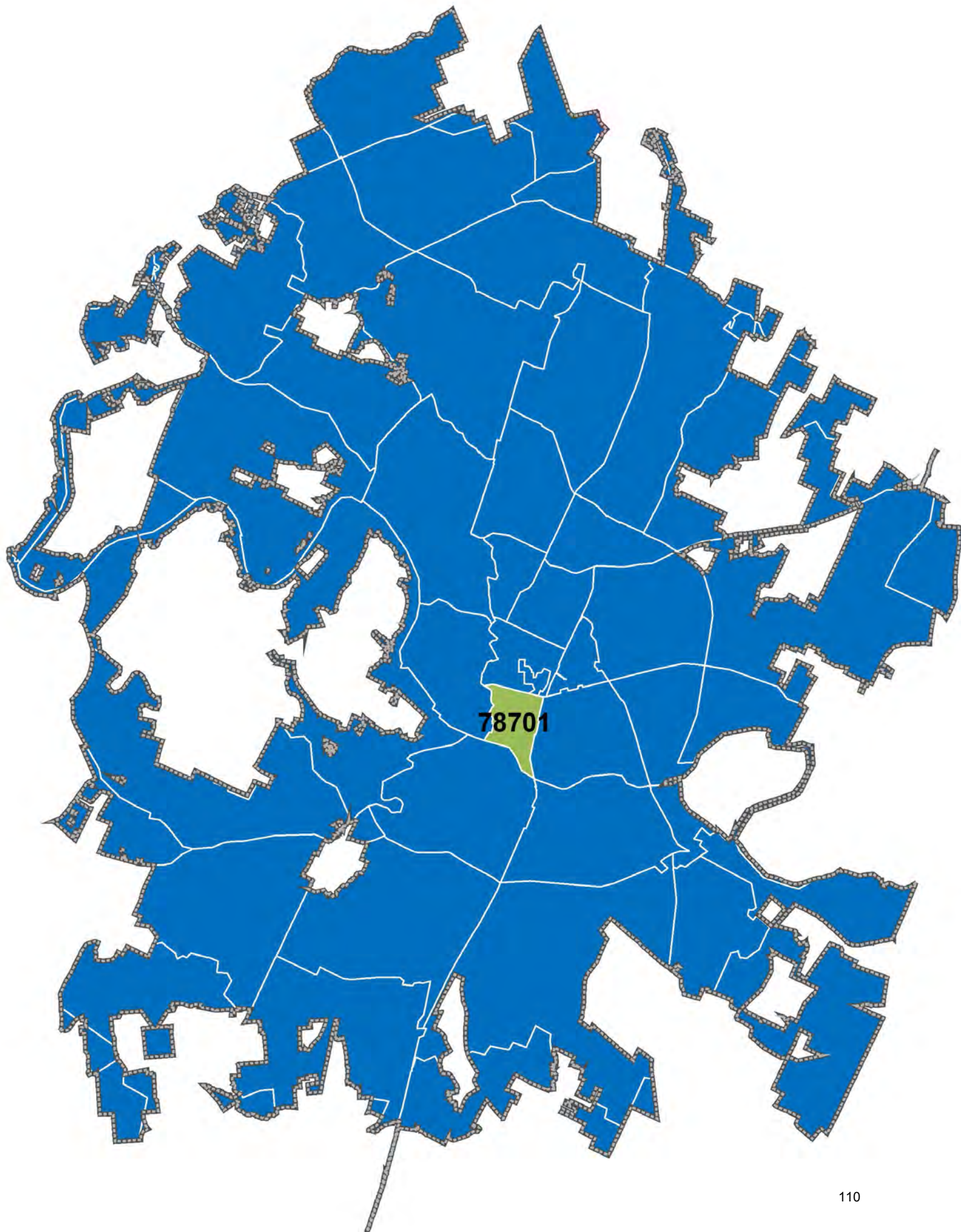
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

#### Transportation

**97%** of ZIP code residents live within a quarter mile of a transit stop

**\$433** is the average monthly transportation cost for residents of this ZIP code

**23%** of housing + transportation costs in this ZIP code are from transportation costs

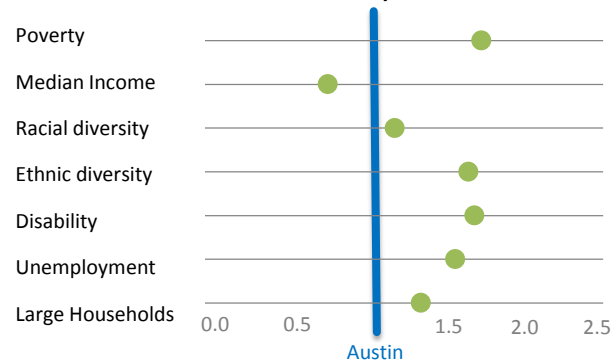




## AUSTIN ZIP CODE 78702

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



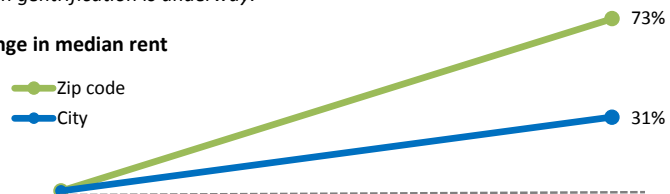
**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
LOW INCOME households*

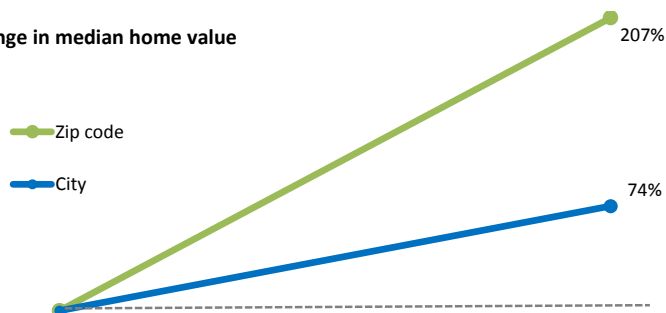
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$175,400**

**Median Rent \$766**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **21%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **41%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

#### Buy

#### Rent

**0%**

**39%**



Artists & Musicians  
(earning about \$31,000 per year)

**2%**

**51%**



Teachers  
(earning about \$48,000 per year)

**15%**

**80%**



Tech sector professionals  
(earning about \$84,000 per year)

**67%**

**99%**

#### Compared to the city overall, this ZIP code has...

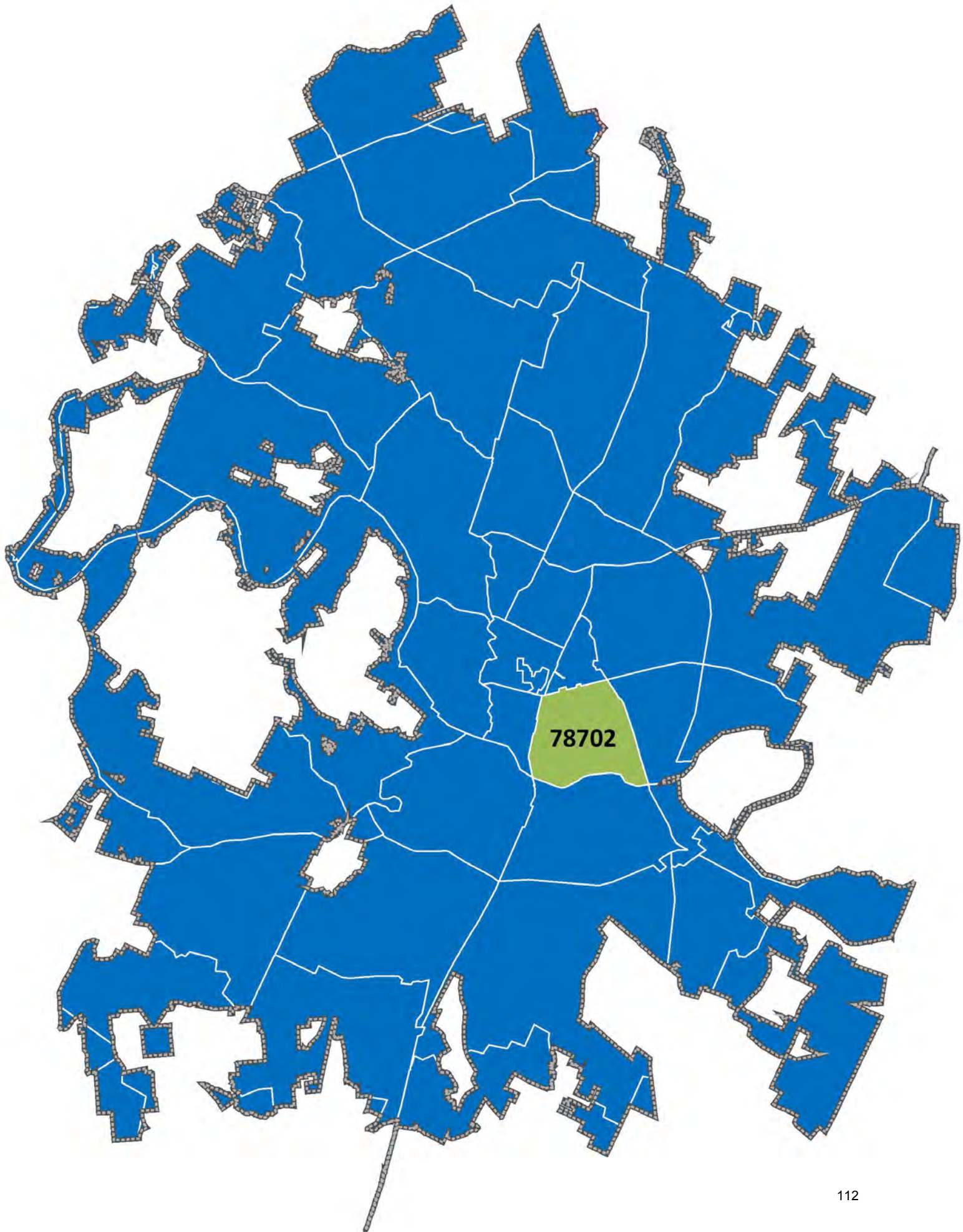
- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

#### Transportation

**96%** of ZIP code residents live within a quarter mile of a transit stop

**\$590** is the average monthly transportation cost for residents of this ZIP code

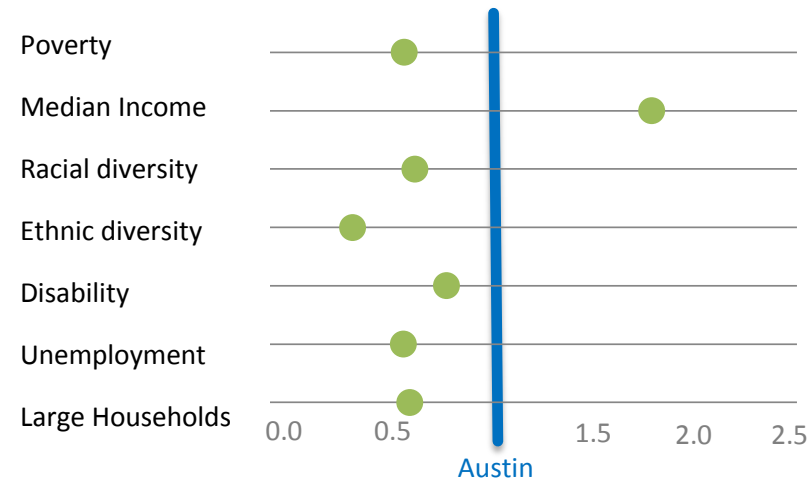
**39%** of housing + transportation costs in this ZIP code are from transportation costs



# AUSTIN ZIP CODE 78703

## Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



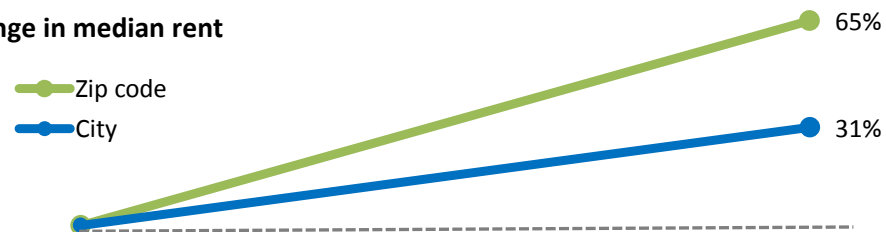
**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
HIGH INCOME households*

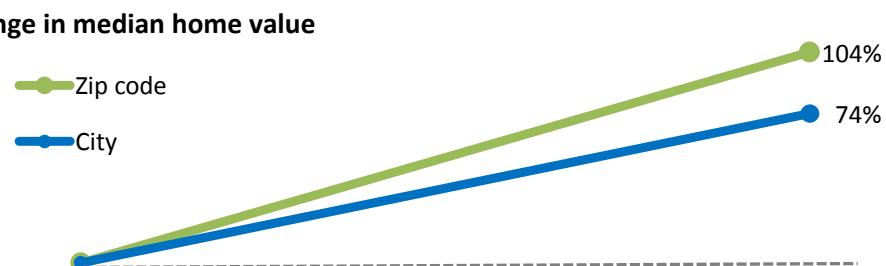
## Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

### change in median rent



### change in median home value



## Housing Affordability

**Median Home Value: \$621,900**

**Median Rent \$1,183**

**Homeownership for residents earning less than \$50,000**

**29%** of owners city-wide earn less than \$50,000 **vs.** **3%** of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than \$25,000**

**33%** of renters city-wide earn less than \$25,000 **vs.** **11%** of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**0%**

**Rent**

**8%**



Artists & Musicians  
(earning about \$31,000 per year)

**0%**

**25%**



Teachers  
(earning about \$48,000 per year)

**2%**

**51%**



Tech sector professionals  
(earning about \$84,000 per year)

**13%**

**92%**

**Compared to the city overall, this ZIP code has...**

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

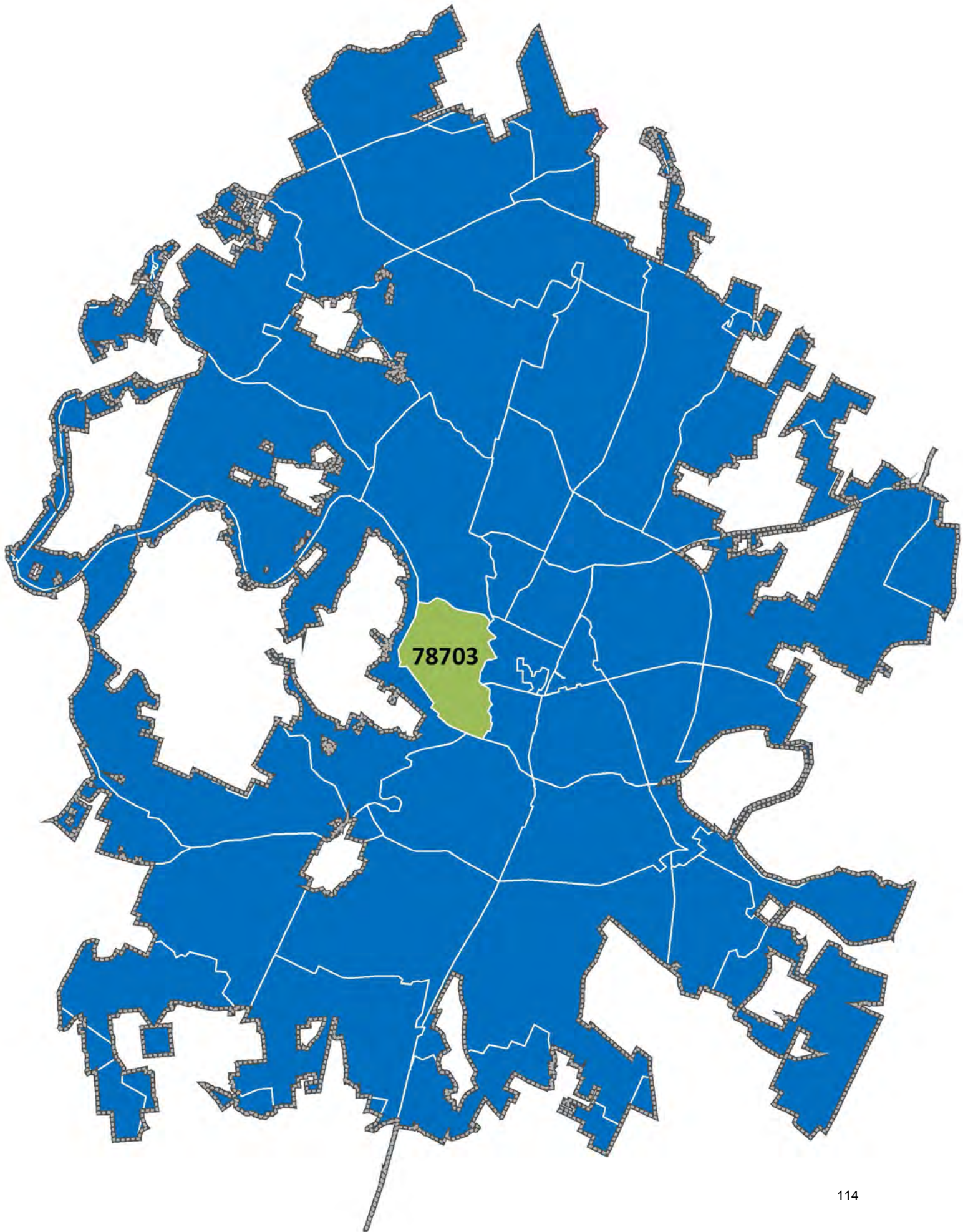
**Transportation**

**67%** of ZIP code residents live within a quarter mile of a transit stop

**\$629** is the average monthly transportation cost for residents of this ZIP code

**25%** of housing + transportation costs in this ZIP code are from transportation costs

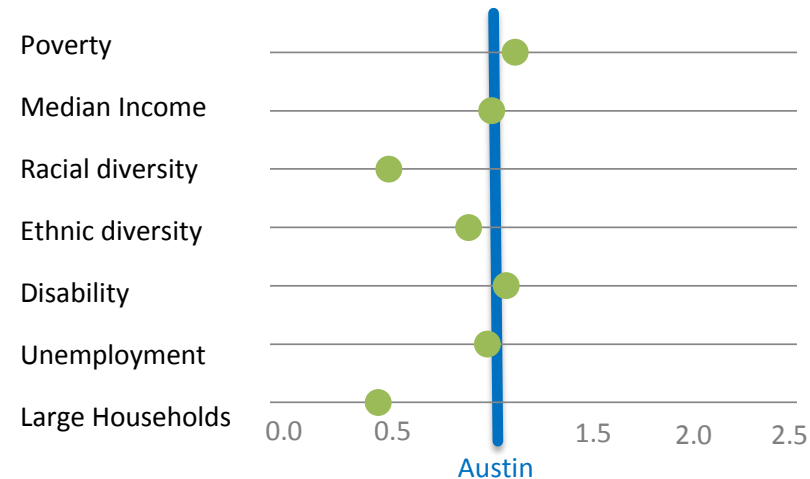




# AUSTIN ZIP CODE 78704

## Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

## Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent



change in median home value



## Housing Affordability

Median Home Value: **\$338,200**

Median Rent: **\$940**

Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 vs. **13%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 vs. **12%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

Buy

**0%**

Rent

**11%**



Artists & Musicians  
(earning about \$31,000 per year)

**2%**

**26%**



Teachers  
(earning about \$48,000 per year)

**13%**

**76%**



Tech sector professionals  
(earning about \$84,000 per year)

**33%**

**99%**

Compared to the city overall, this ZIP code has...

- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

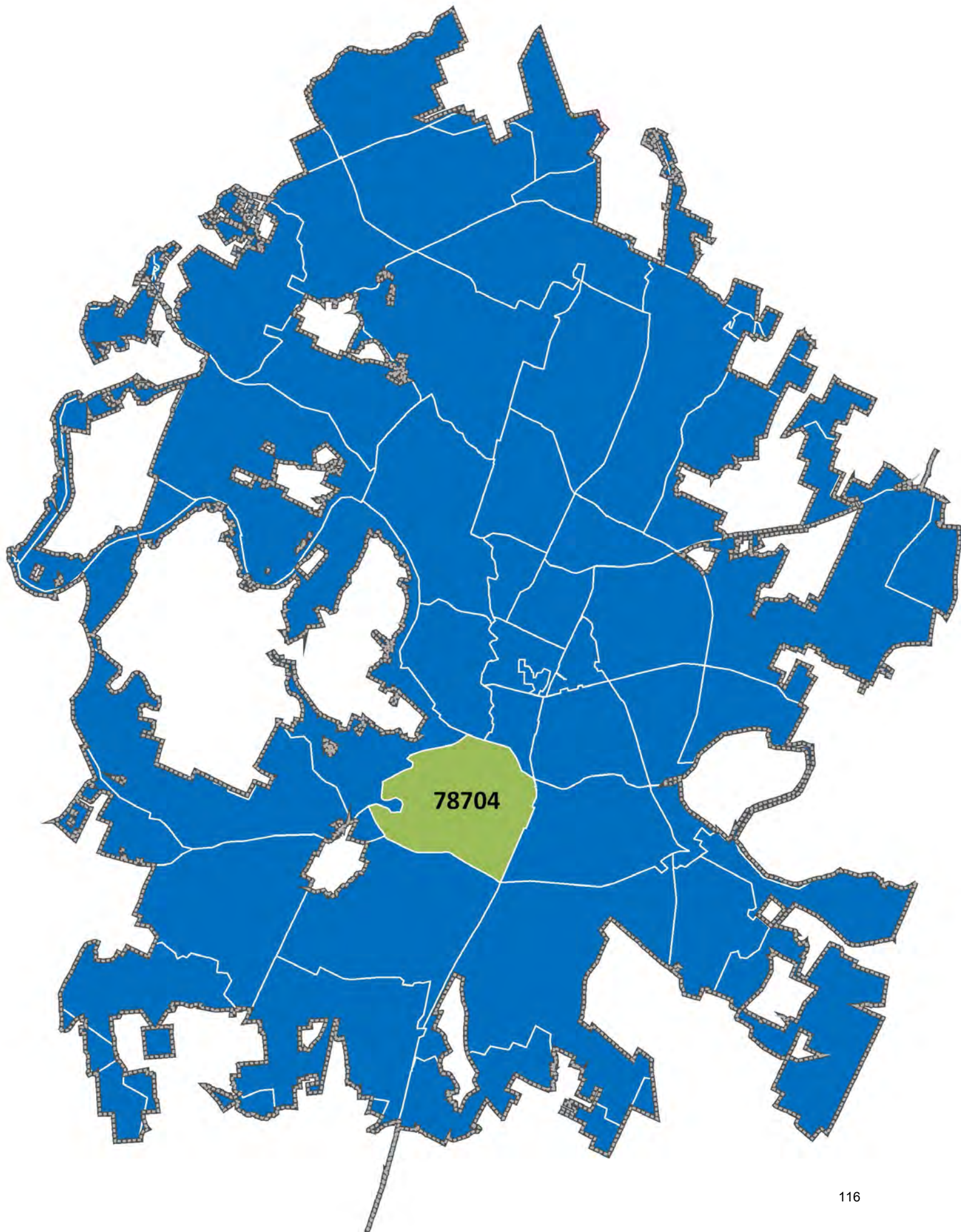
Transportation

**76%** of ZIP code residents live within a quarter mile of a transit stop

**\$629** is the average monthly transportation cost for residents of this ZIP code

**33%** of housing + transportation costs in this ZIP code are from transportation costs

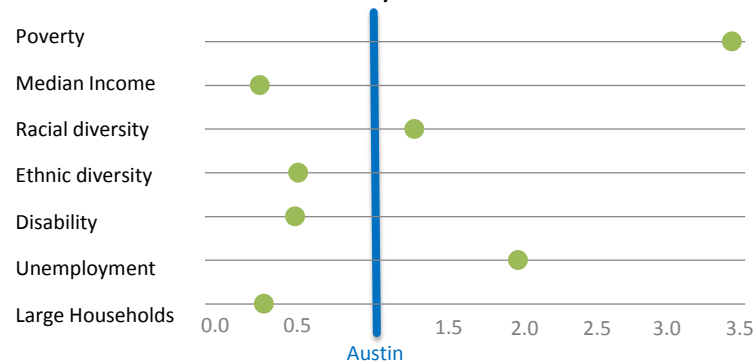




## AUSTIN ZIP CODE 78705

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



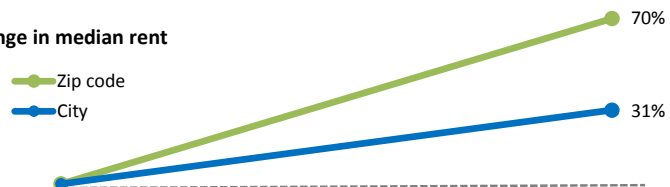
**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
LOW INCOME households*

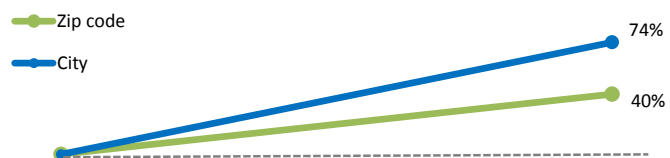
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$292,500**

**Median Rent \$1,088**

**Homeownership for residents earning less than \$50,000**

**29%**

of owners city-wide earn less than \$50,000

**vs.**

**39%**

of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than \$25,000**

**33%**

of renters city-wide earn less than \$25,000

**vs.**

**8%**

of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**

**Buy**

**Rent**



Retail and service workers  
(earning about \$24,000 per year)

**1%**

**6%**



Artists & Musicians  
(earning about \$31,000 per year)

**10%**

**23%**



Teachers  
(earning about \$48,000 per year)

**38%**

**57%**



Tech sector professionals  
(earning about \$84,000 per year)

**79%**

**94%**

**Compared to the city overall, this ZIP code has...**

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

**Transportation**

**100%**

of ZIP code residents live within a quarter mile of a transit stop

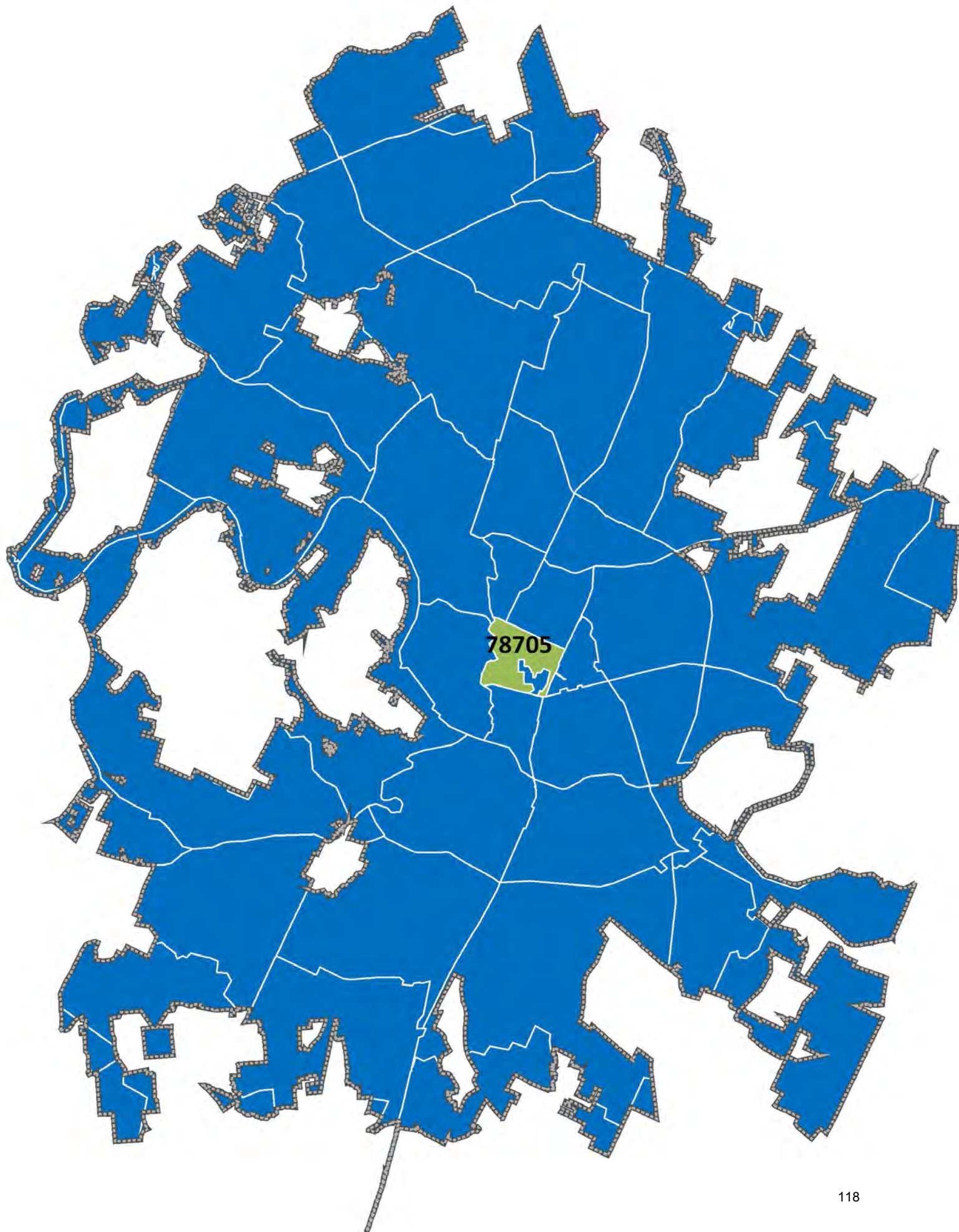
**\$511**

is the average monthly transportation cost for residents of this ZIP code

**30%**

of housing + transportation costs in this ZIP code are from transportation costs

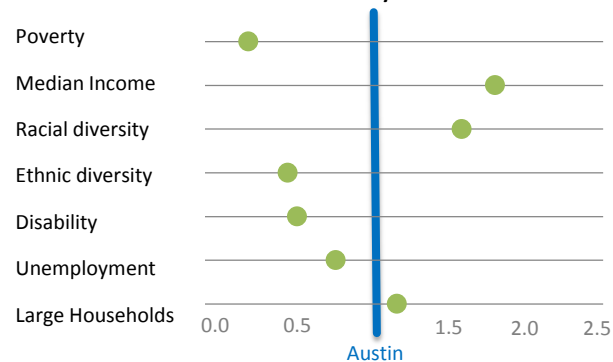




## AUSTIN ZIP CODE 78717

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
HIGH INCOME households*

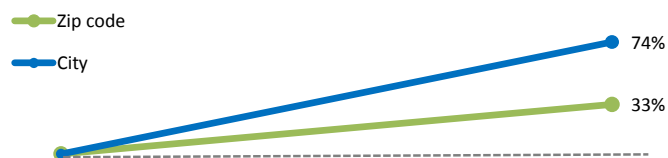
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$243,200**

**Median Rent \$1,018**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **7%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **1%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**0%**

**1%**



Artists & Musicians  
(earning about \$31,000 per year)

**0%**

**9%**



Teachers  
(earning about \$48,000 per year)

**6%**

**70%**



Tech sector professionals  
(earning about \$84,000 per year)

**67%**

**98%**

#### Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

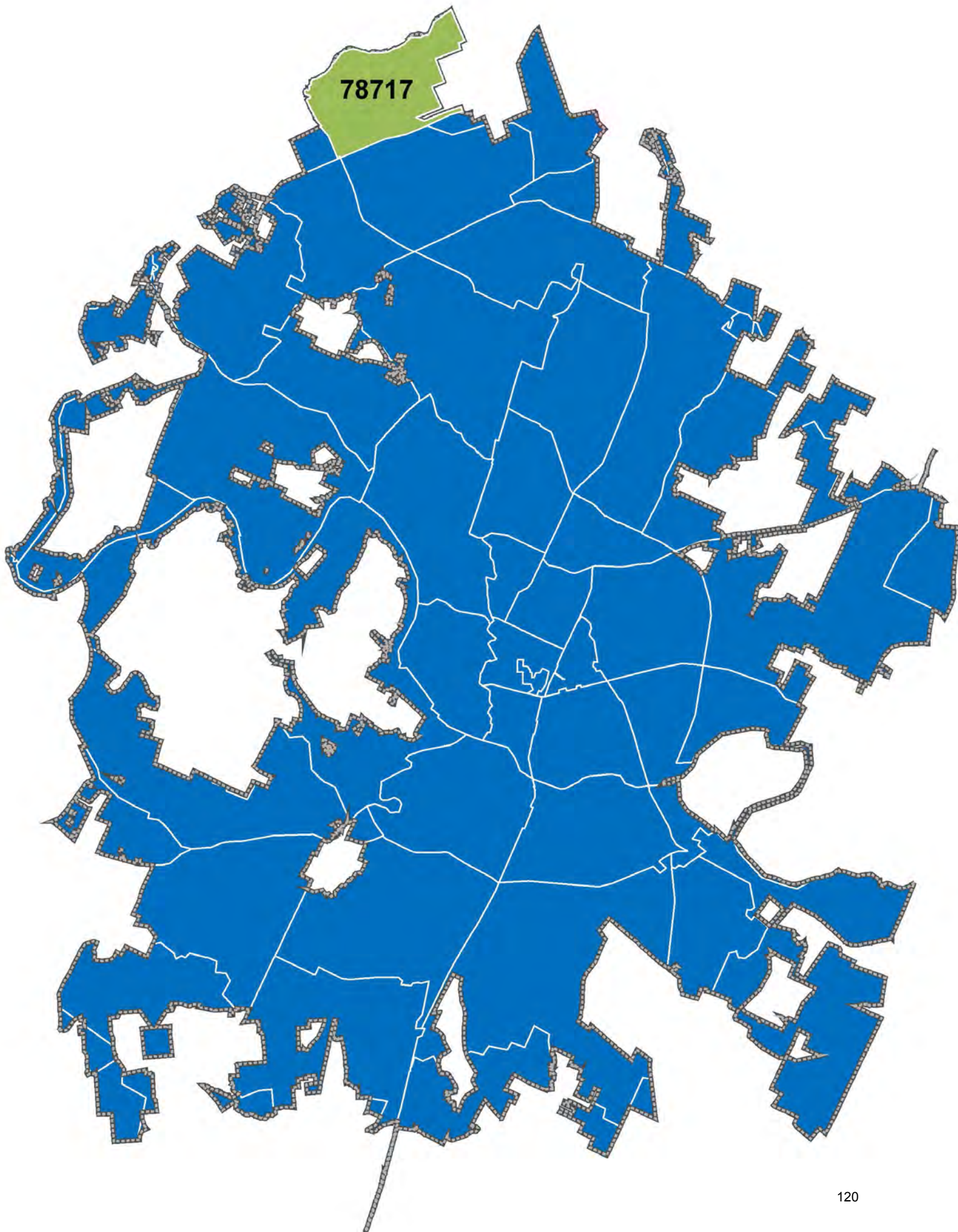
#### Transportation

**3%** of ZIP code residents live within a quarter mile of a transit stop

**\$708** is the average monthly transportation cost for residents of this ZIP code

**47%** of housing + transportation costs in this ZIP code are from transportation costs



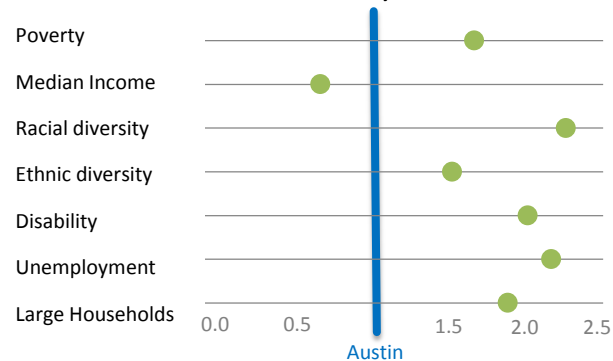




## AUSTIN ZIP CODE 78721

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



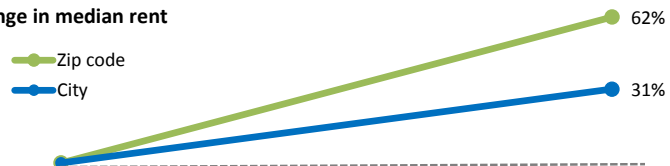
**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
LOW INCOME households*

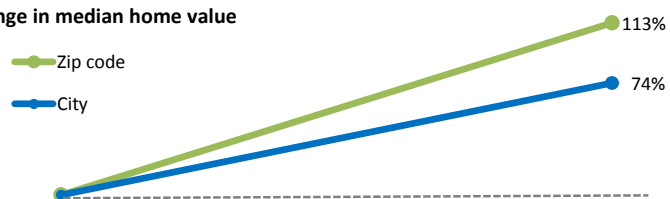
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$121,000**

**Median Rent \$870**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs. 61%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs. 26%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**12%**

**25%**



Artists & Musicians  
(earning about \$31,000 per year)

**22%**

**39%**



Teachers  
(earning about \$48,000 per year)

**57%**

**84%**



Tech sector professionals  
(earning about \$84,000 per year)

**95%**

**100%**

#### Compared to the city overall, this ZIP code has...

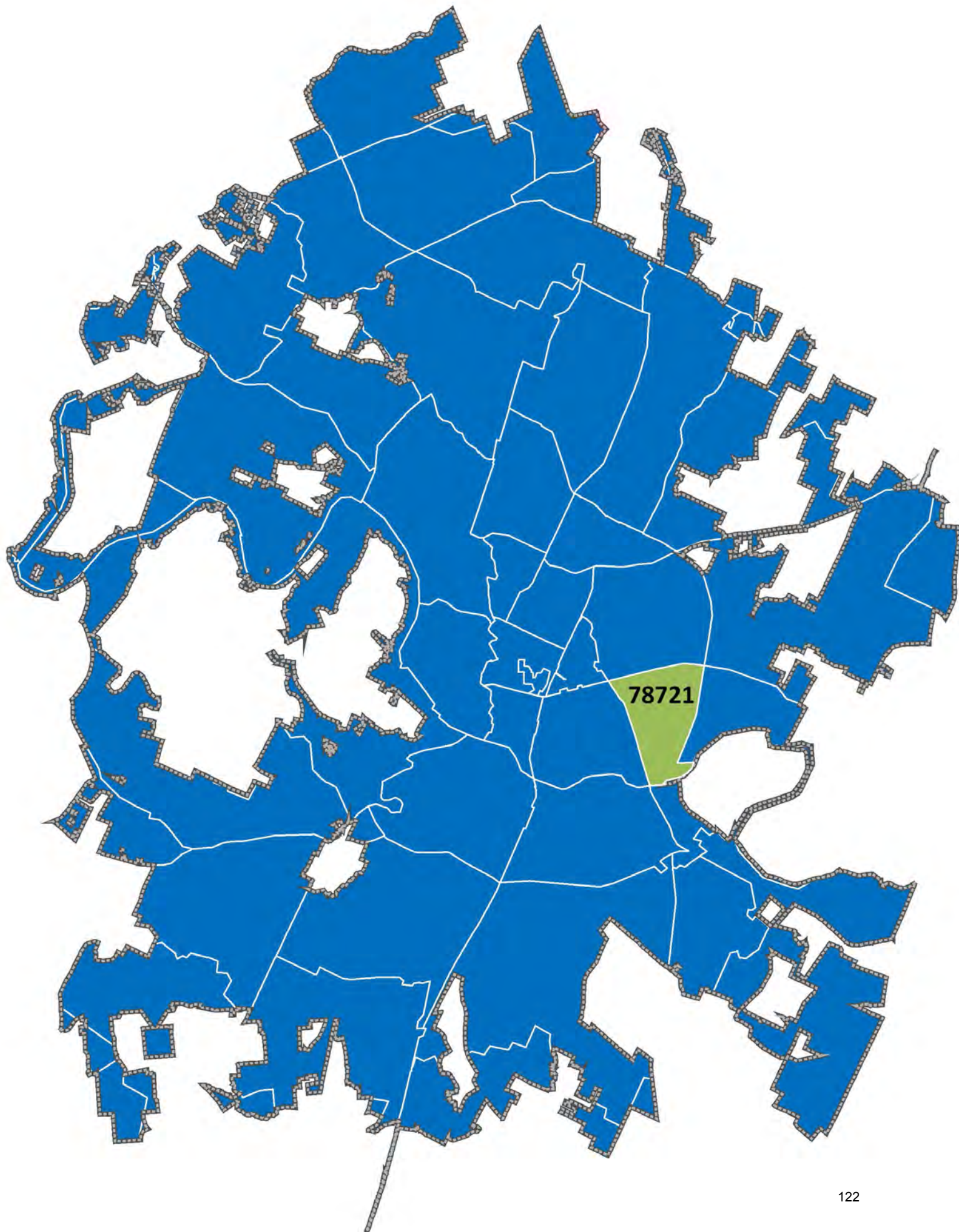
- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

#### Transportation

**87%** of ZIP code residents live within a quarter mile of a transit stop

**\$668** is the average monthly transportation cost for residents of this ZIP code

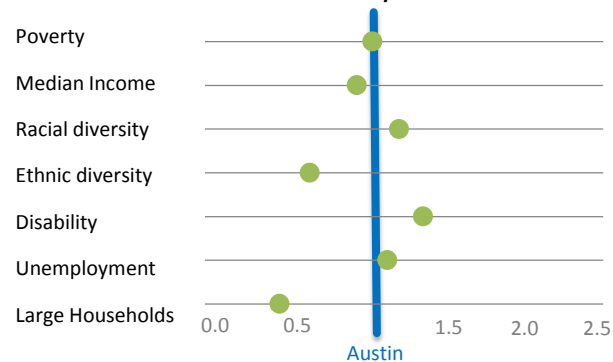
**40%** of housing + transportation costs in this ZIP code are from transportation costs



## AUSTIN ZIP CODE 78722

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



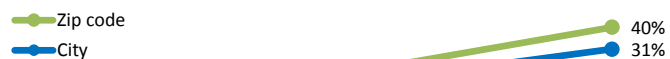
**Income balance:** does this ZIP code have a healthy mix of incomes?

*Yes, this zip code is MIXED INCOME*

### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value:** \$265,100

**Median Rent:** \$930

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **7%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **11%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**0%**

**8%**



Artists & Musicians  
(earning about \$31,000 per year)

**1%**

**31%**



Teachers  
(earning about \$48,000 per year)

**6%**

**65%**



Tech sector professionals  
(earning about \$84,000 per year)

**37%**

**97%**

#### Compared to the city overall, this ZIP code has...

- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

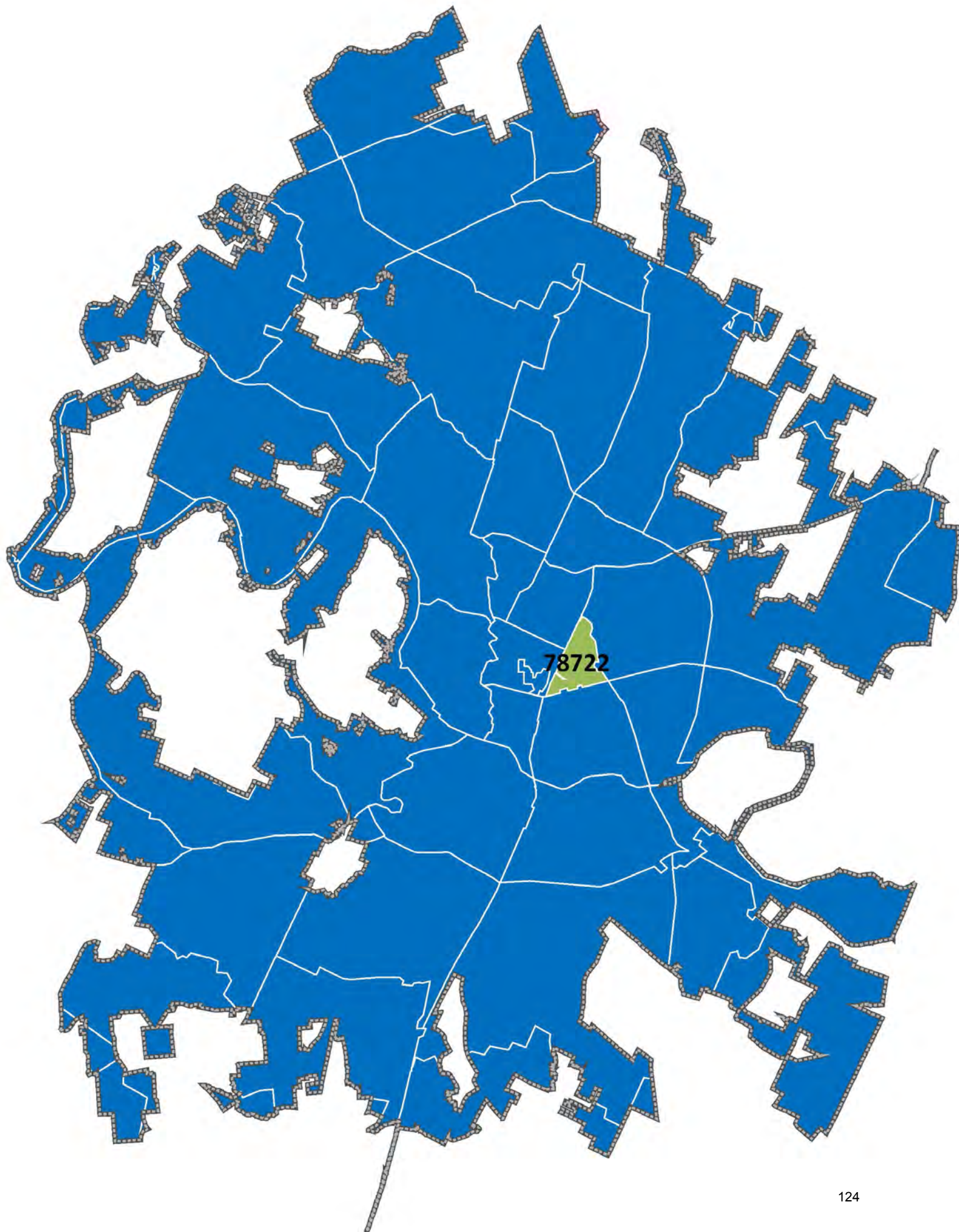
#### Transportation

**98%** of ZIP code residents live within a quarter mile of a transit stop

**\$590** is the average monthly transportation cost for residents of this ZIP code

**33%** of housing + transportation costs in this ZIP code are from transportation costs

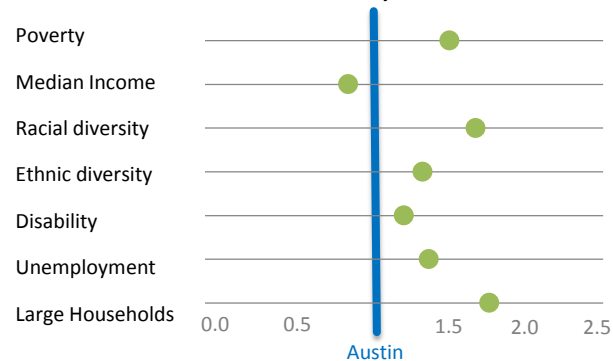




## AUSTIN ZIP CODE 78723

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



**Income balance: does this ZIP code have a healthy mix of incomes?**

*Yes, this zip code is MIXED INCOME*

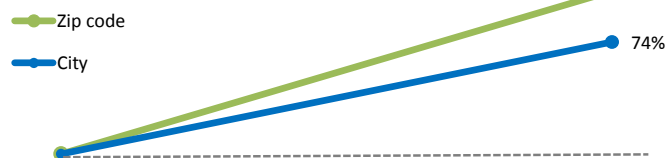
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

**change in median rent**



**change in median home value**



### Housing Affordability

**Median Home Value: \$176,500**

**Median Rent \$817**

**Homeownership for residents earning less than \$50,000**

**29%** of owners city-wide earn less than \$50,000 **vs. 33%** of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than \$25,000**

**33%** of renters city-wide earn less than \$25,000 **vs. 22%** of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**

**Buy**

**Rent**



Retail and service workers  
(earning about \$24,000 per year)

**1%**

**18%**



Artists & Musicians  
(earning about \$31,000 per year)

**4%**

**44%**



Teachers  
(earning about \$48,000 per year)

**28%**

**82%**



Tech sector professionals  
(earning about \$84,000 per year)

**83%**

**99%**

**Compared to the city overall, this ZIP code has...**

- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

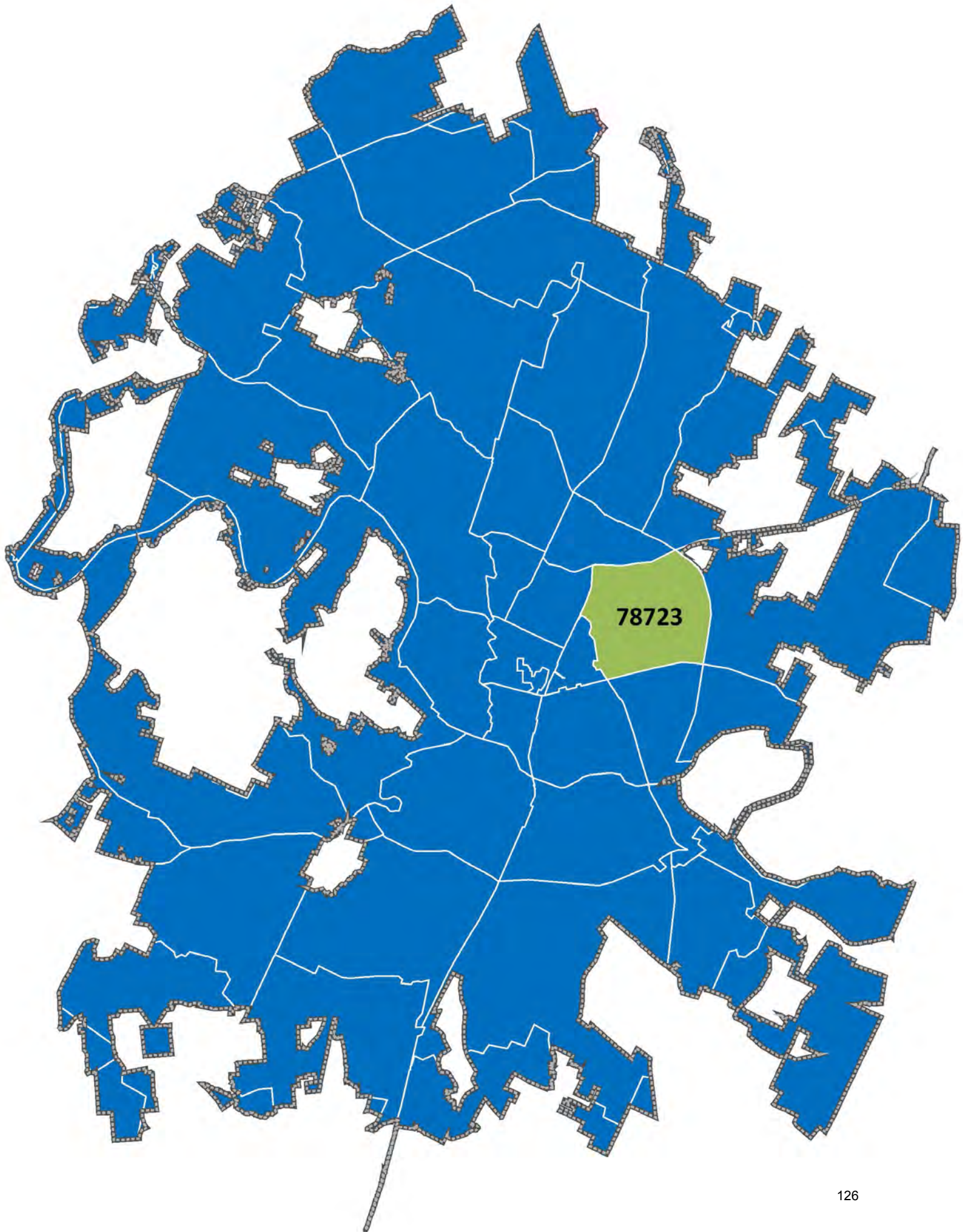
**Transportation**

**84%** of ZIP code residents live within a quarter mile of a transit stop

**\$668** is the average monthly transportation cost for residents of this ZIP code

**43%** of housing + transportation costs in this ZIP code are from transportation costs

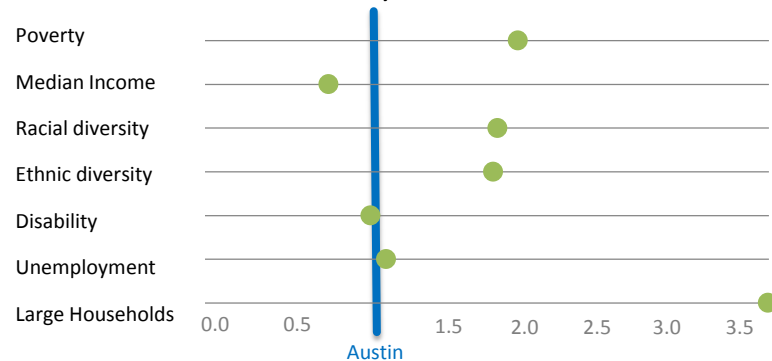




## AUSTIN ZIP CODE 78724

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



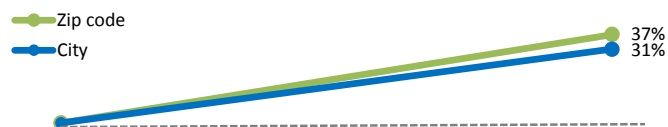
**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
LOW INCOME households*

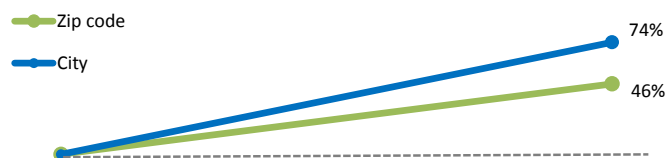
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$105,700**

**Median Rent \$962**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs. 85%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs. 16%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

#### Buy

**28%**

#### Rent

**15%**



Artists & Musicians  
(earning about \$31,000 per year)

**42%**

**22%**



Teachers  
(earning about \$48,000 per year)

**84%**

**78%**



Tech sector professionals  
(earning about \$84,000 per year)

**96%**

**100%**

#### Compared to the city overall, this ZIP code has...

- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

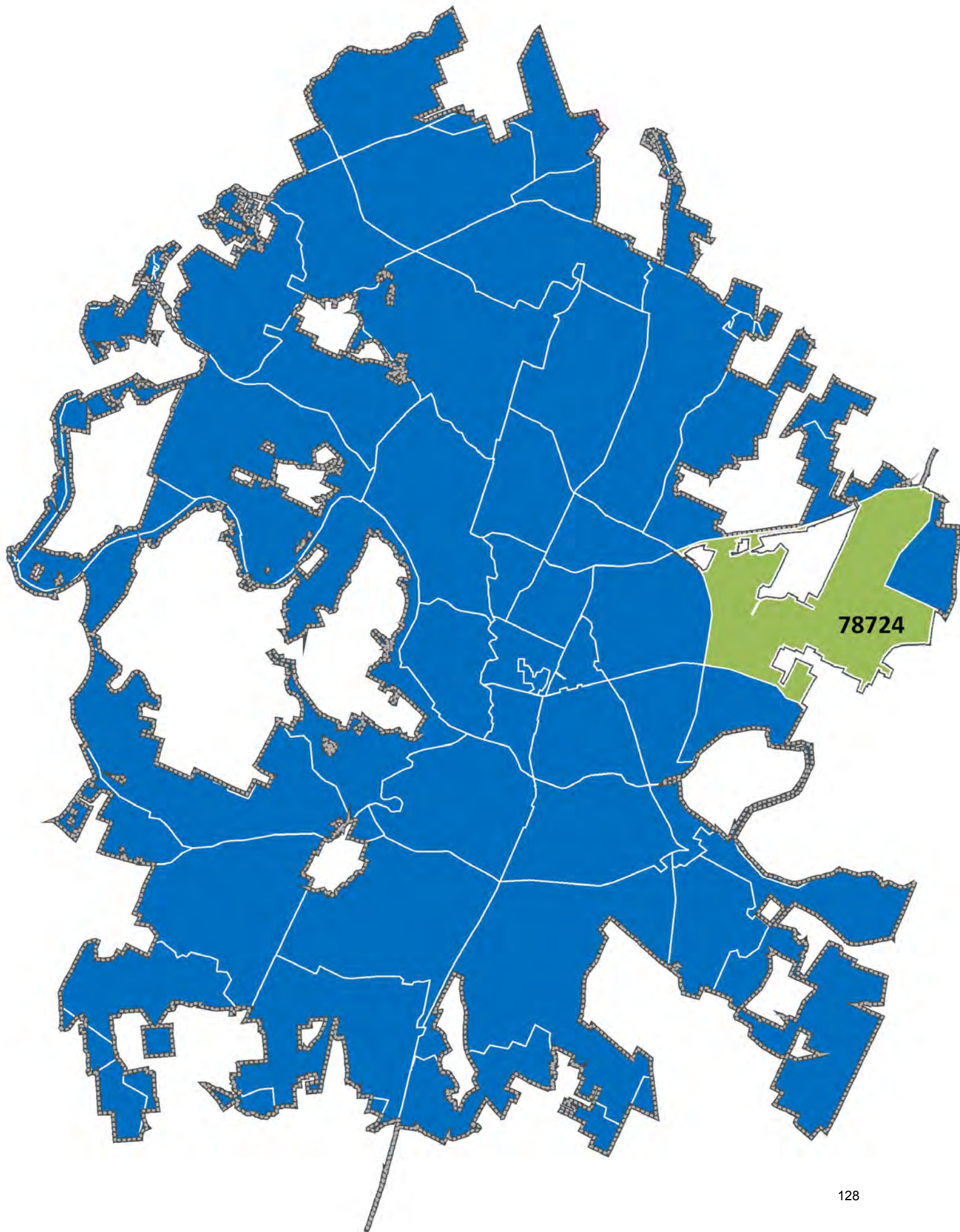
#### Transportation

**21%** of ZIP code residents live within a quarter mile of a transit stop

**\$786** is the average monthly transportation cost for residents of this ZIP code

**40%** of housing + transportation costs in this ZIP code are from transportation costs



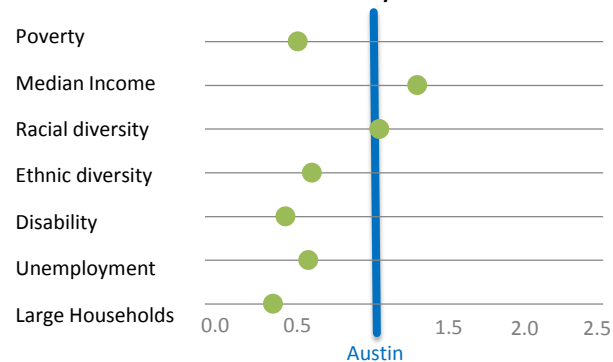




## AUSTIN ZIP CODE 78726

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



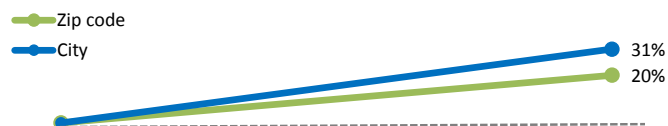
**Income balance:** does this ZIP code have a healthy mix of incomes?

*Yes, this zip code is MIXED INCOME*

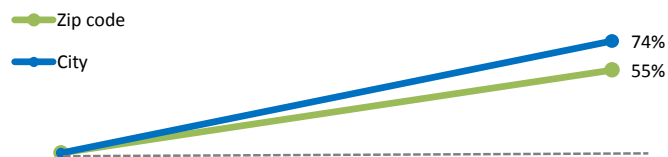
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value:** \$349,900

**Median Rent:** \$1,050

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **0%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **1%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**0%**

**0%**



Artists & Musicians  
(earning about \$31,000 per year)

**0%**

**8%**



Teachers  
(earning about \$48,000 per year)

**0%**

**70%**



Tech sector professionals  
(earning about \$84,000 per year)

**17%**

**99%**

#### Compared to the city overall, this ZIP code has...

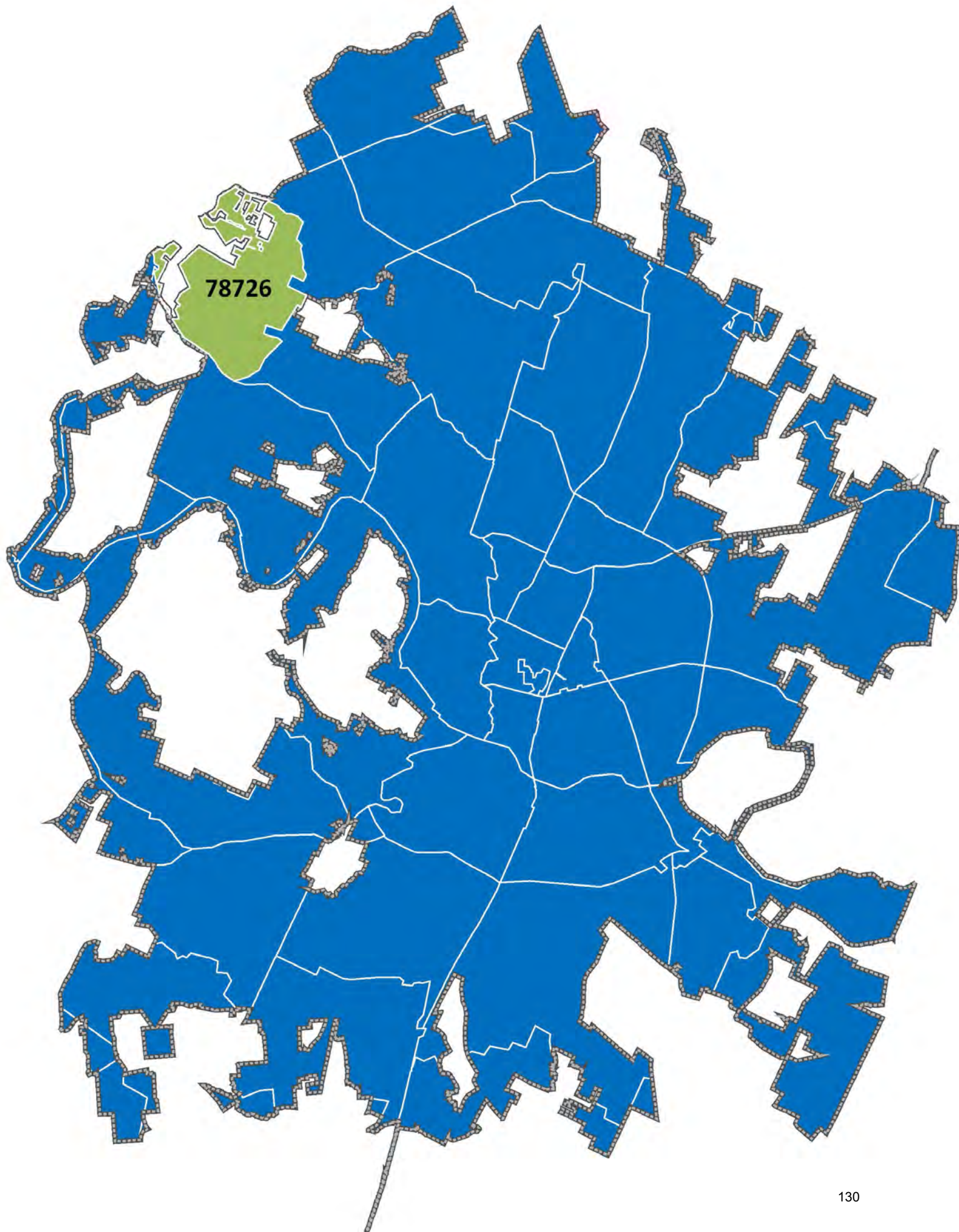
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

#### Transportation

**2%** of ZIP code residents live within a quarter mile of a transit stop

**\$786** is the average monthly transportation cost for residents of this ZIP code

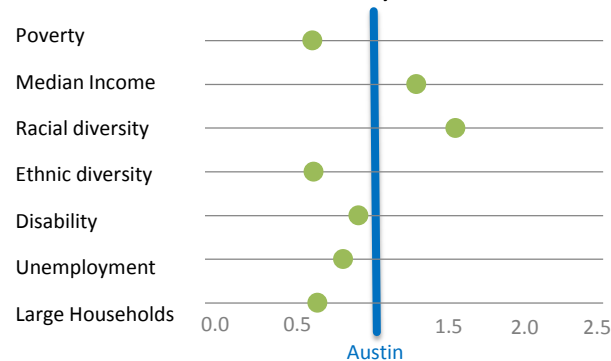
**40%** of housing + transportation costs in this ZIP code are from transportation costs



## AUSTIN ZIP CODE 78727

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



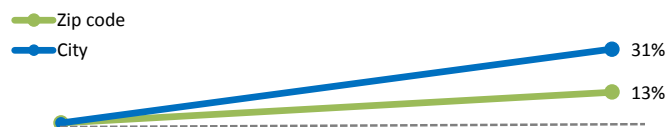
**Income balance: does this ZIP code have a healthy mix of incomes?**

*Yes, this zip code is MIXED INCOME*

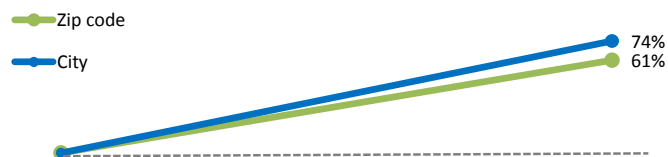
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$198,500**

**Median Rent \$1,050**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **32%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **2%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

#### Buy

**0%**

#### Rent

**1%**



Artists & Musicians  
(earning about \$31,000 per year)

**1%**

**11%**



Teachers  
(earning about \$48,000 per year)

**29%**

**67%**



Tech sector professionals  
(earning about \$84,000 per year)

**90%**

**99%**

#### Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

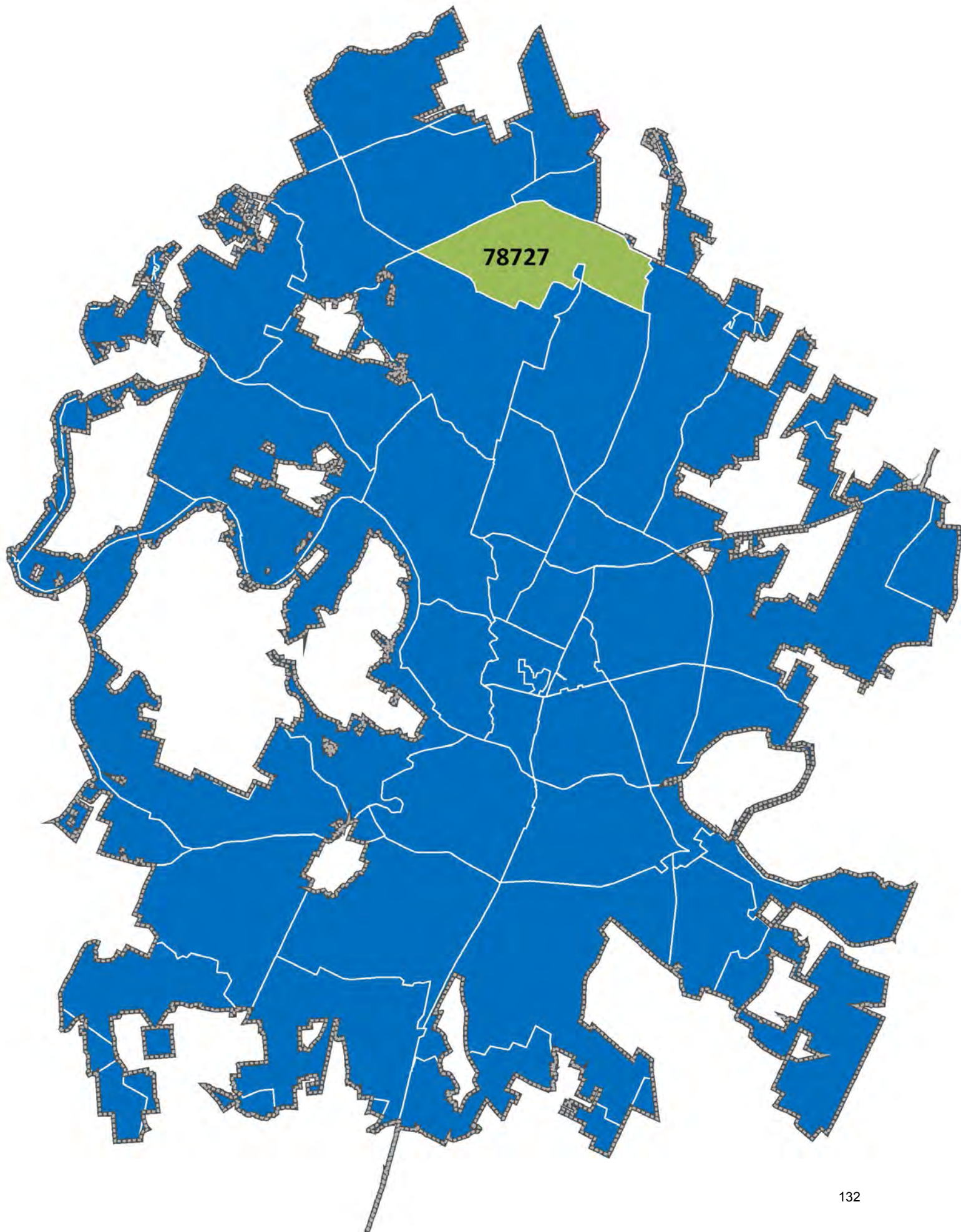
#### Transportation

**24%** of ZIP code residents live within a quarter mile of a transit stop

**\$708** is the average monthly transportation cost for residents of this ZIP code

**41%** of housing + transportation costs in this ZIP code are from transportation costs

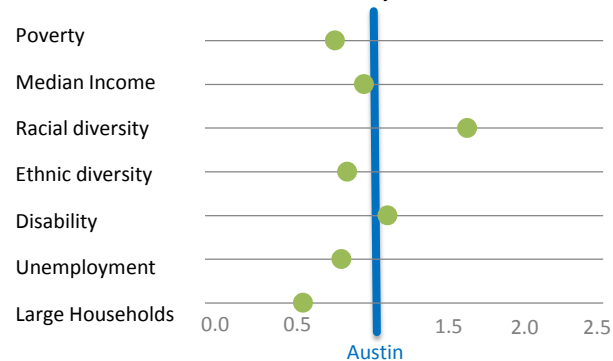




## AUSTIN ZIP CODE 78728

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



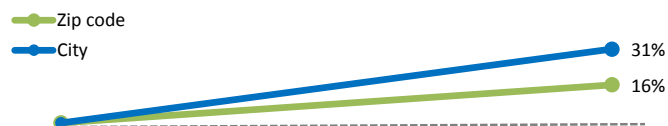
**Income balance: does this ZIP code have a healthy mix of incomes?**

*Yes, this zip code is MIXED INCOME*

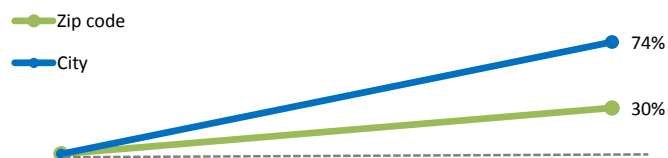
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$168,600**

**Median Rent \$901**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs. 46%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs. 4%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**0%**

**2%**



Artists & Musicians  
(earning about \$31,000 per year)

**1%**

**24%**



Teachers  
(earning about \$48,000 per year)

**35%**

**83%**



Tech sector professionals  
(earning about \$84,000 per year)

**100%**

**99%**

#### Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

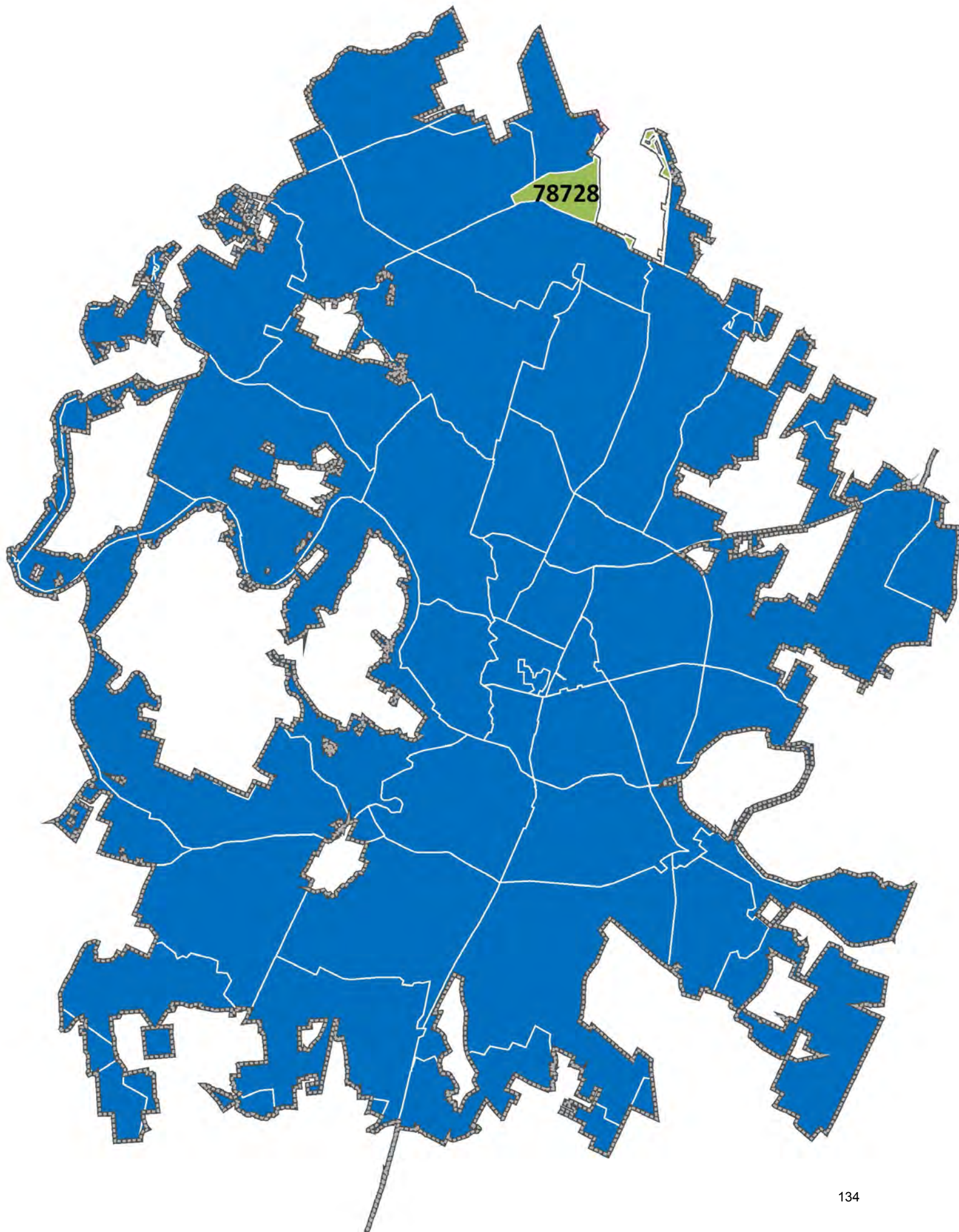
#### Transportation

**28%** of ZIP code residents live within a quarter mile of a transit stop

**\$668** is the average monthly transportation cost for residents of this ZIP code

**40%** of housing + transportation costs in this ZIP code are from transportation costs



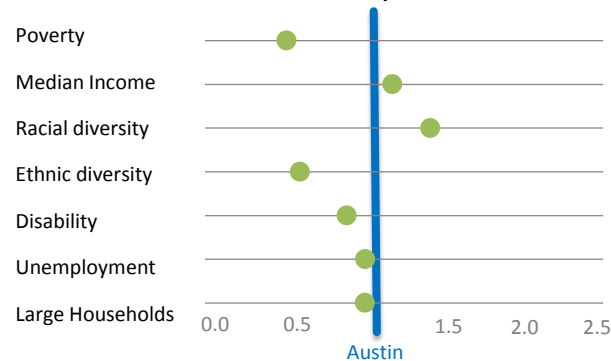




## AUSTIN ZIP CODE 78729

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



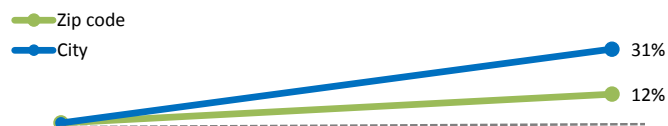
**Income balance: does this ZIP code have a healthy mix of incomes?**

*This zip code is mostly MIDDLE INCOME households*

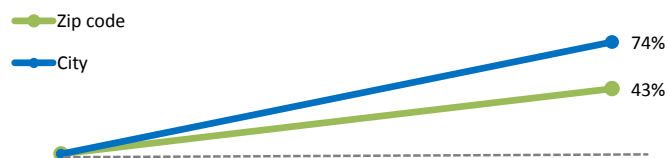
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$192,300**

**Median Rent \$1,008**

**Homeownership for residents earning less than \$50,000**

**29%** of owners city-wide earn less than \$50,000 **vs.** **26%** of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than \$25,000**

**33%** of renters city-wide earn less than \$25,000 **vs.** **3%** of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**0%**

**2%**



Artists & Musicians  
(earning about \$31,000 per year)

**1%**

**17%**



Teachers  
(earning about \$48,000 per year)

**22%**

**73%**



Tech sector professionals  
(earning about \$84,000 per year)

**96%**

**100%**

**Compared to the city overall, this ZIP code has...**

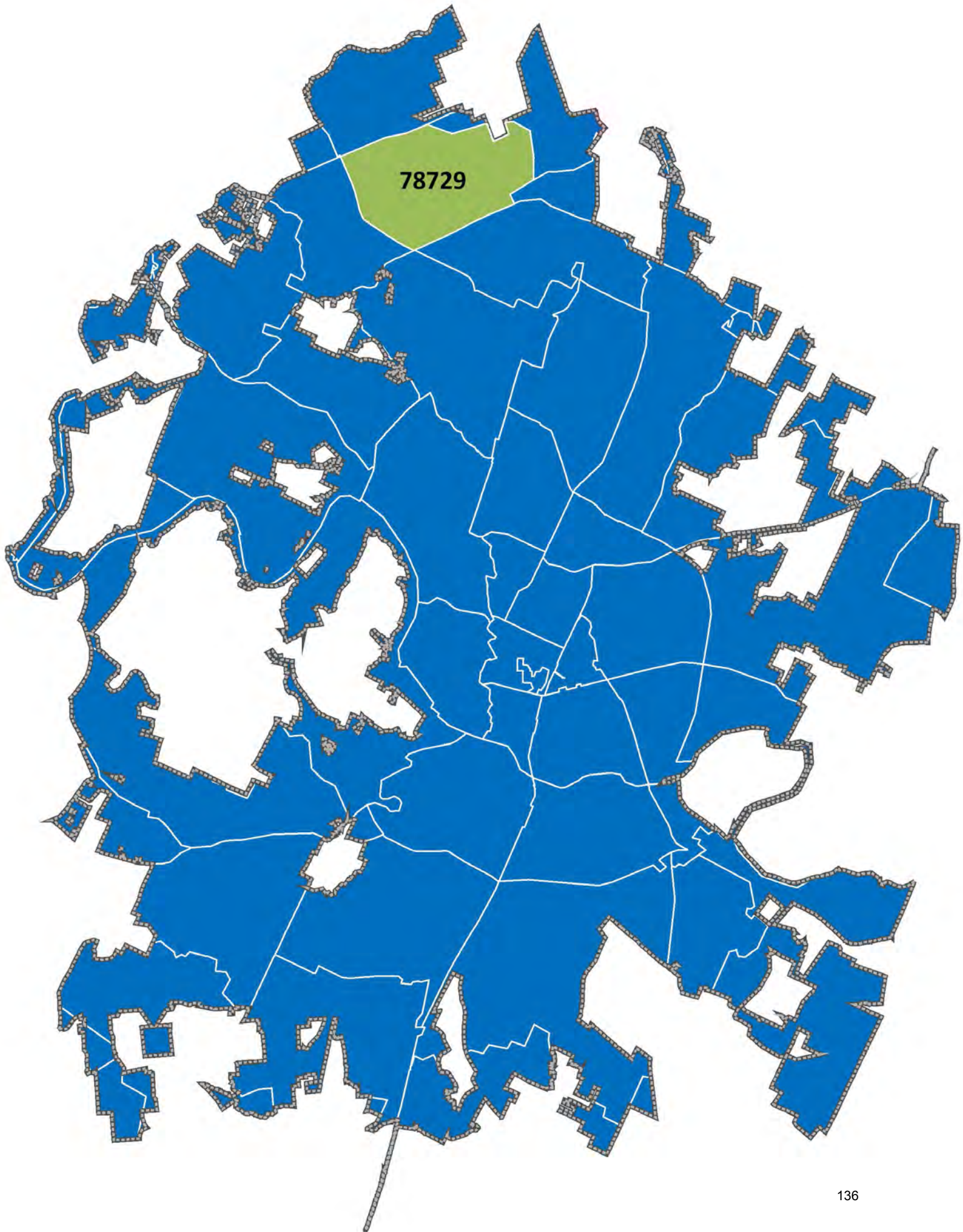
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

#### Transportation

**13%** of ZIP code residents live within a quarter mile of a transit stop

**\$747** is the average monthly transportation cost for residents of this ZIP code

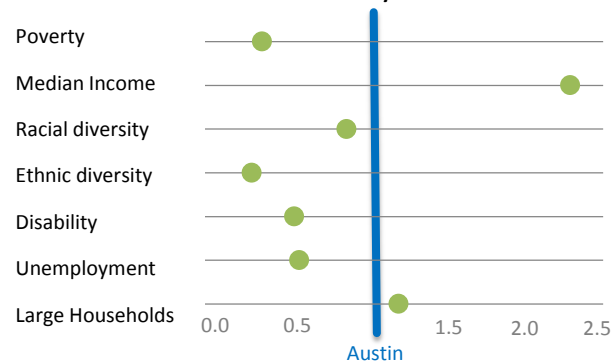
**37%** of housing + transportation costs in this ZIP code are from transportation costs



## AUSTIN ZIP CODE 78730

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
HIGH INCOME households*

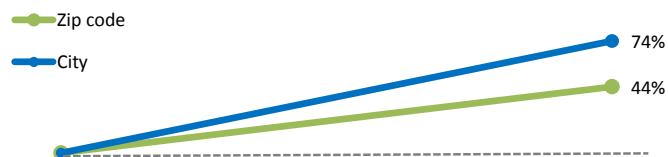
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$570,400**

**Median Rent \$1,106**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs. 19%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs. 0%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**0%**

**0%**



Artists & Musicians  
(earning about \$31,000 per year)

**1%**

**3%**



Teachers  
(earning about \$48,000 per year)

**17%**

**64%**



Tech sector professionals  
(earning about \$84,000 per year)

**25%**

**99%**

#### Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

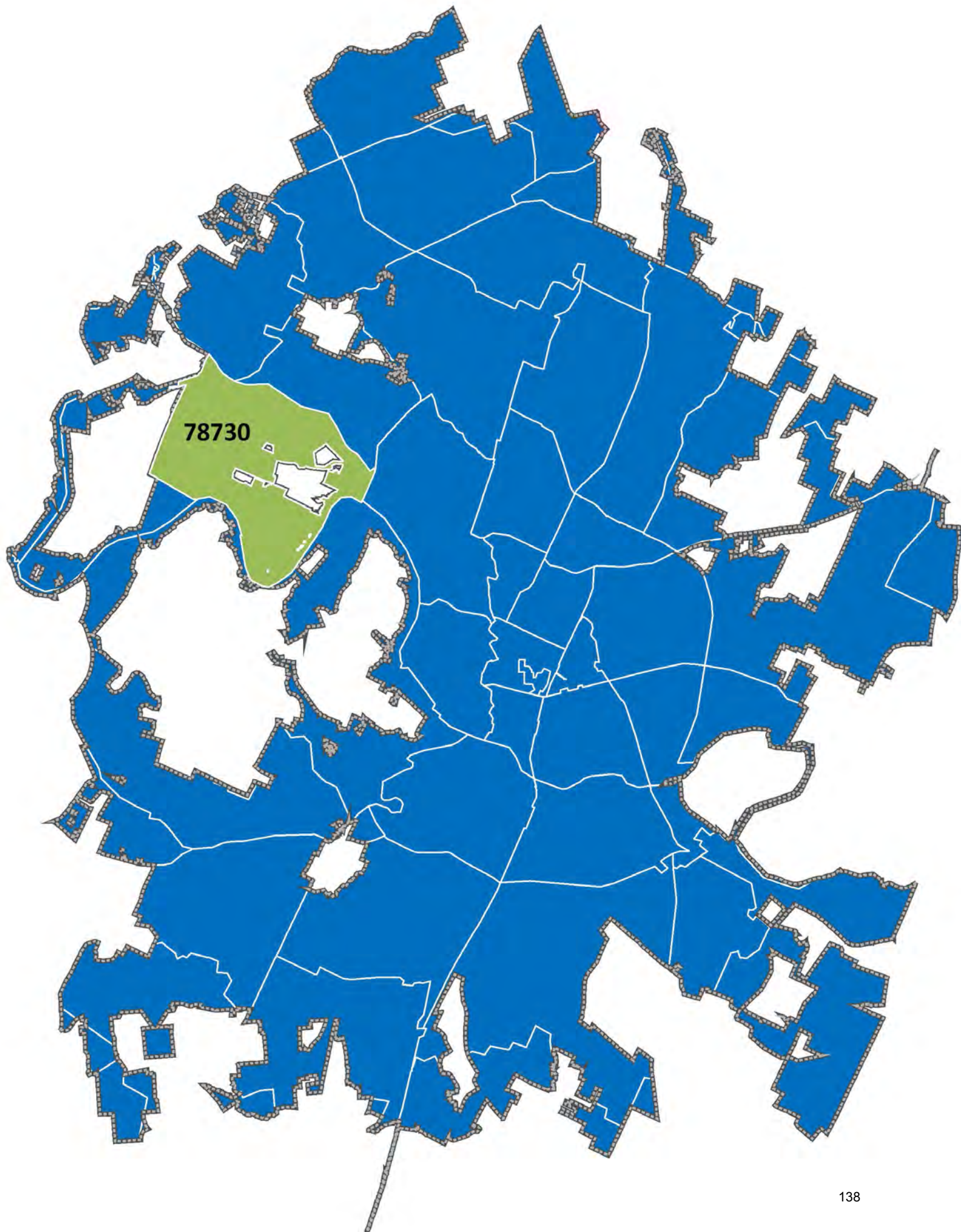
#### Transportation

**2%** of ZIP code residents live within a quarter mile of a transit stop

**\$786** is the average monthly transportation cost for residents of this ZIP code

**34%** of housing + transportation costs in this ZIP code are from transportation costs

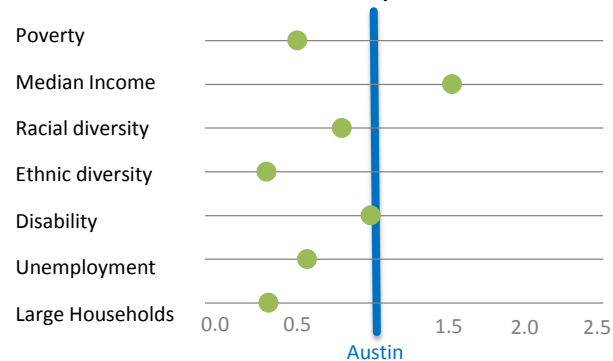




## AUSTIN ZIP CODE 78731

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



**Income balance: does this ZIP code have a healthy mix of incomes?**

*Yes, this zip code is MIXED INCOME*

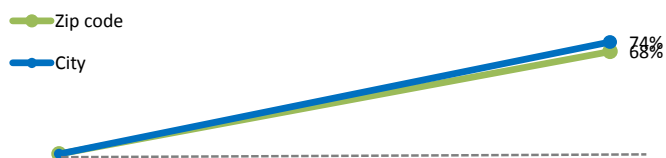
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$436,800**

**Median Rent \$1,016**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs. 13%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs. 4%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

#### Buy

**0%**

#### Rent

**2%**



Artists & Musicians  
(earning about \$31,000 per year)

**2%**

**24%**



Teachers  
(earning about \$48,000 per year)

**12%**

**67%**



Tech sector professionals  
(earning about \$84,000 per year)

**26%**

**97%**

#### Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

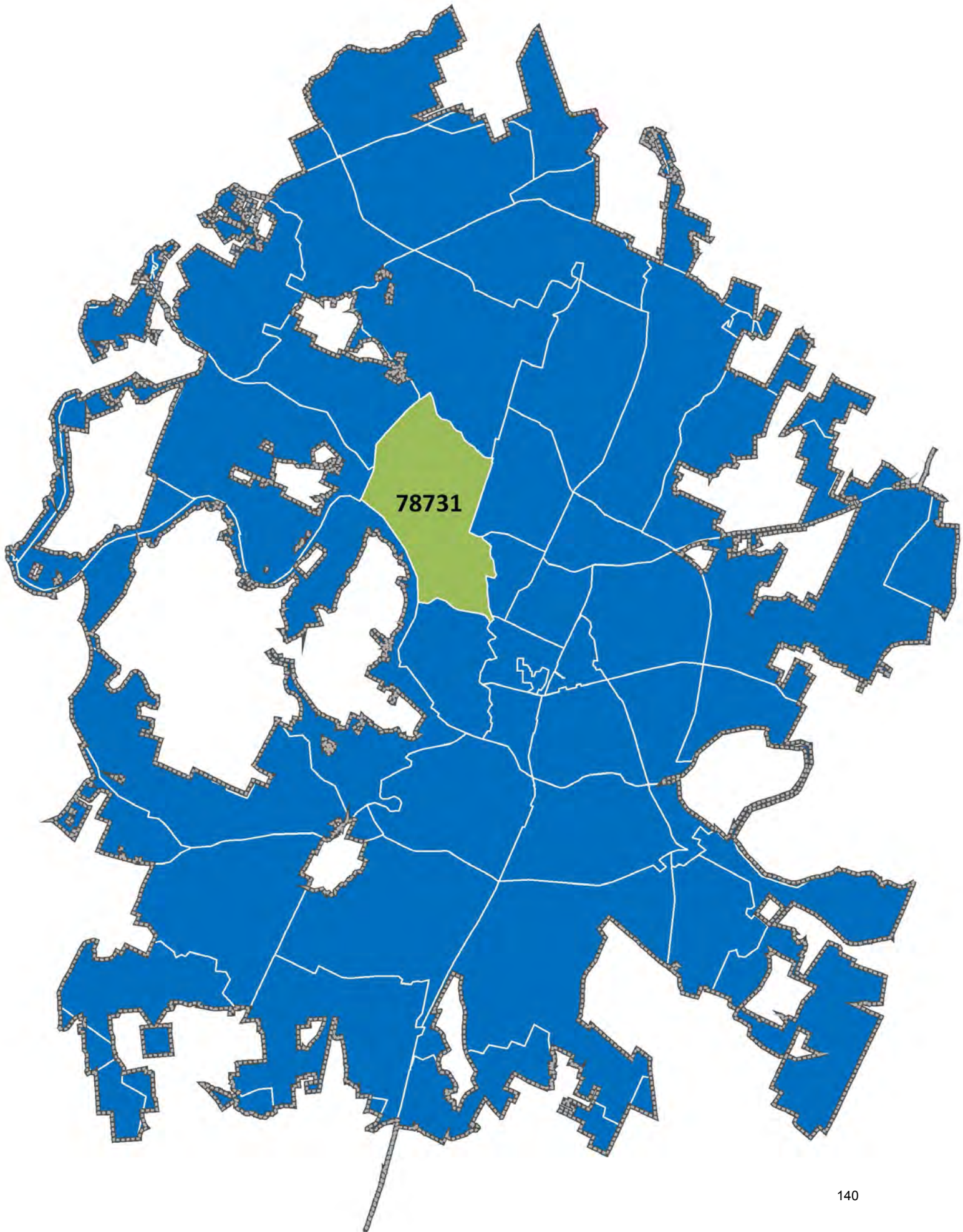
#### Transportation

**44%** of ZIP code residents live within a quarter mile of a transit stop

**\$747** is the average monthly transportation cost for residents of this ZIP code

**32%** of housing + transportation costs in this ZIP code are from transportation costs



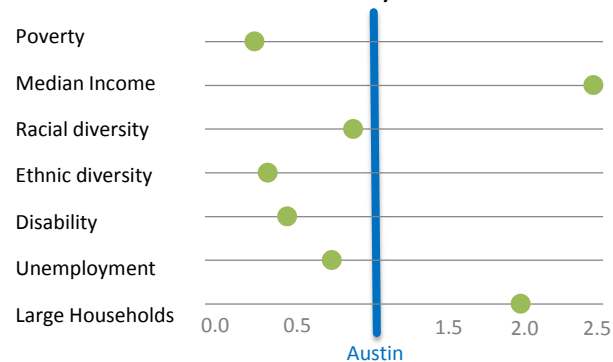




## AUSTIN ZIP CODE 78732

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



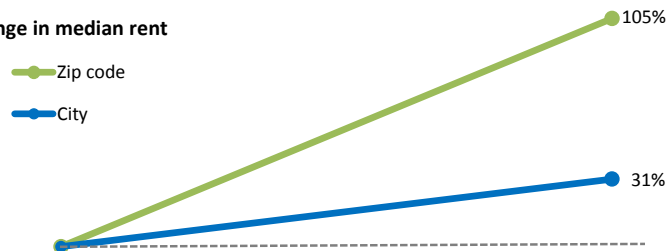
**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
HIGH INCOME households*

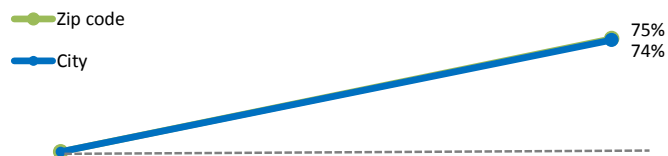
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$388,600**

**Median Rent \$1,688**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **0%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **0%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**0%**

**0%**



Artists & Musicians  
(earning about \$31,000 per year)

**0%**

**0%**



Teachers  
(earning about \$48,000 per year)

**0%**

**26%**



Tech sector professionals  
(earning about \$84,000 per year)

**15%**

**80%**

#### Compared to the city overall, this ZIP code has...

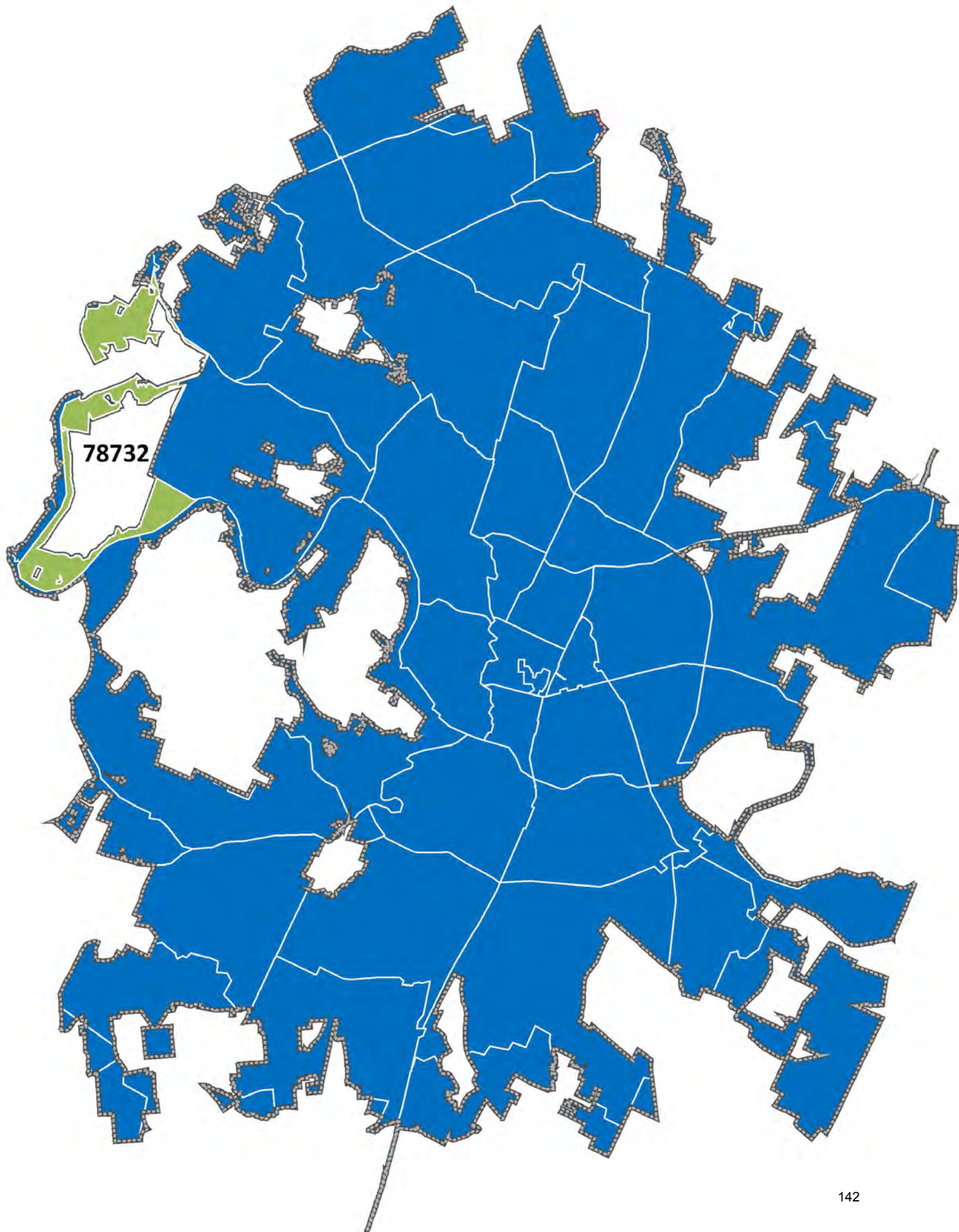
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

#### Transportation

**0%** of ZIP code residents live within a quarter mile of a transit stop

**\$786** is the average monthly transportation cost for residents of this ZIP code

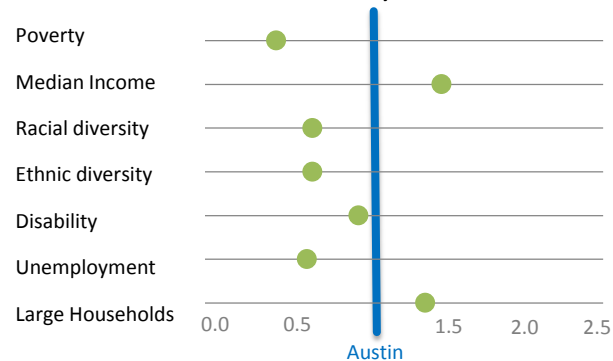
**33%** of housing + transportation costs in this ZIP code are from transportation costs



## AUSTIN ZIP CODE 78735

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



**Income balance:** does this ZIP code have a healthy mix of incomes?

*Yes, this zip code is MIXED INCOME*

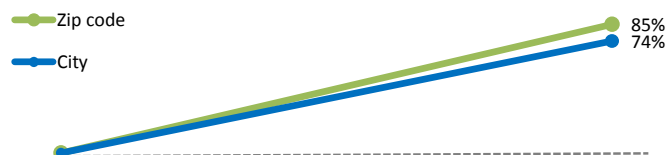
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$379,900**

**Median Rent \$1,122**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **8%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **4%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**2%**

**4%**



Artists & Musicians  
(earning about \$31,000 per year)

**2%**

**7%**



Teachers  
(earning about \$48,000 per year)

**5%**

**62%**



Tech sector professionals  
(earning about \$84,000 per year)

**23%**

**97%**

#### Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

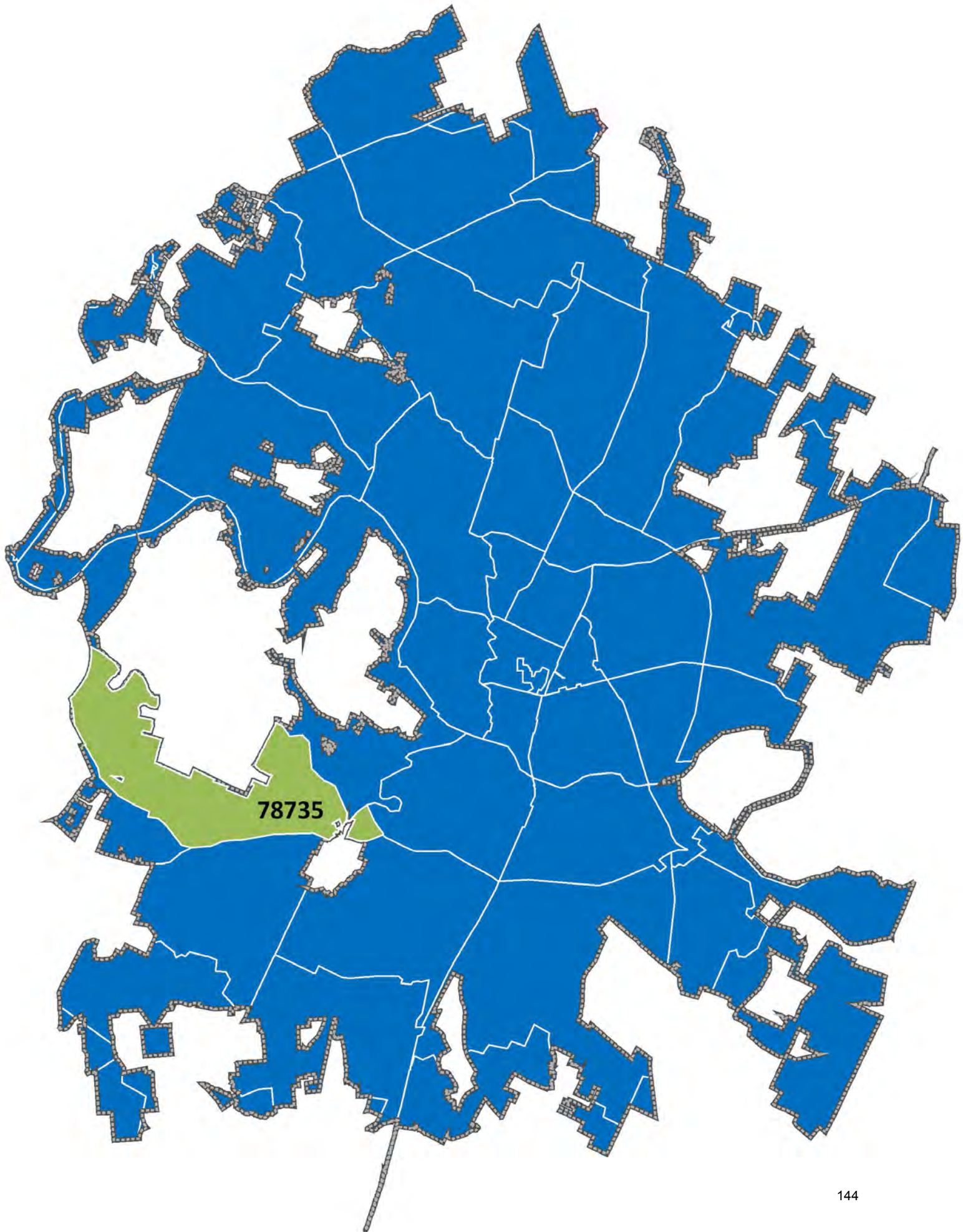
#### Transportation

**9%** of ZIP code residents live within a quarter mile of a transit stop

**\$747** is the average monthly transportation cost for residents of this ZIP code

**38%** of housing + transportation costs in this ZIP code are from transportation costs

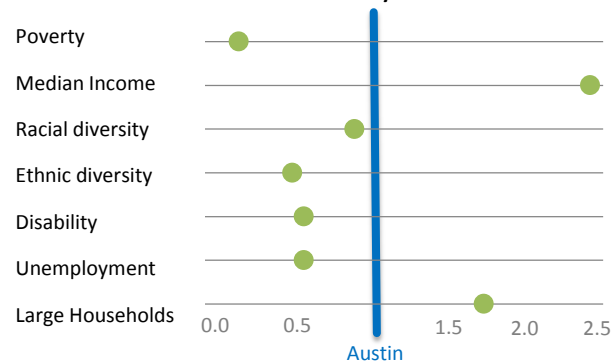




## AUSTIN ZIP CODE 78739

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



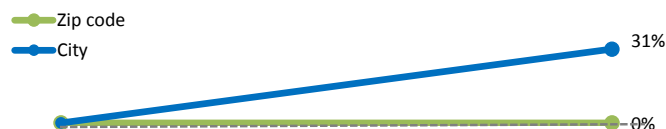
**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
HIGH INCOME households*

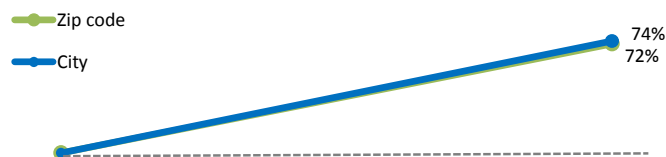
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$350,500**

**Median Rent \$2,000**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **0%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **0%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**0%**

**0%**



Artists & Musicians  
(earning about \$31,000 per year)

**0%**

**0%**



Teachers  
(earning about \$48,000 per year)

**0%**

**8%**



Tech sector professionals  
(earning about \$84,000 per year)

**11%**

**71%**

#### Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

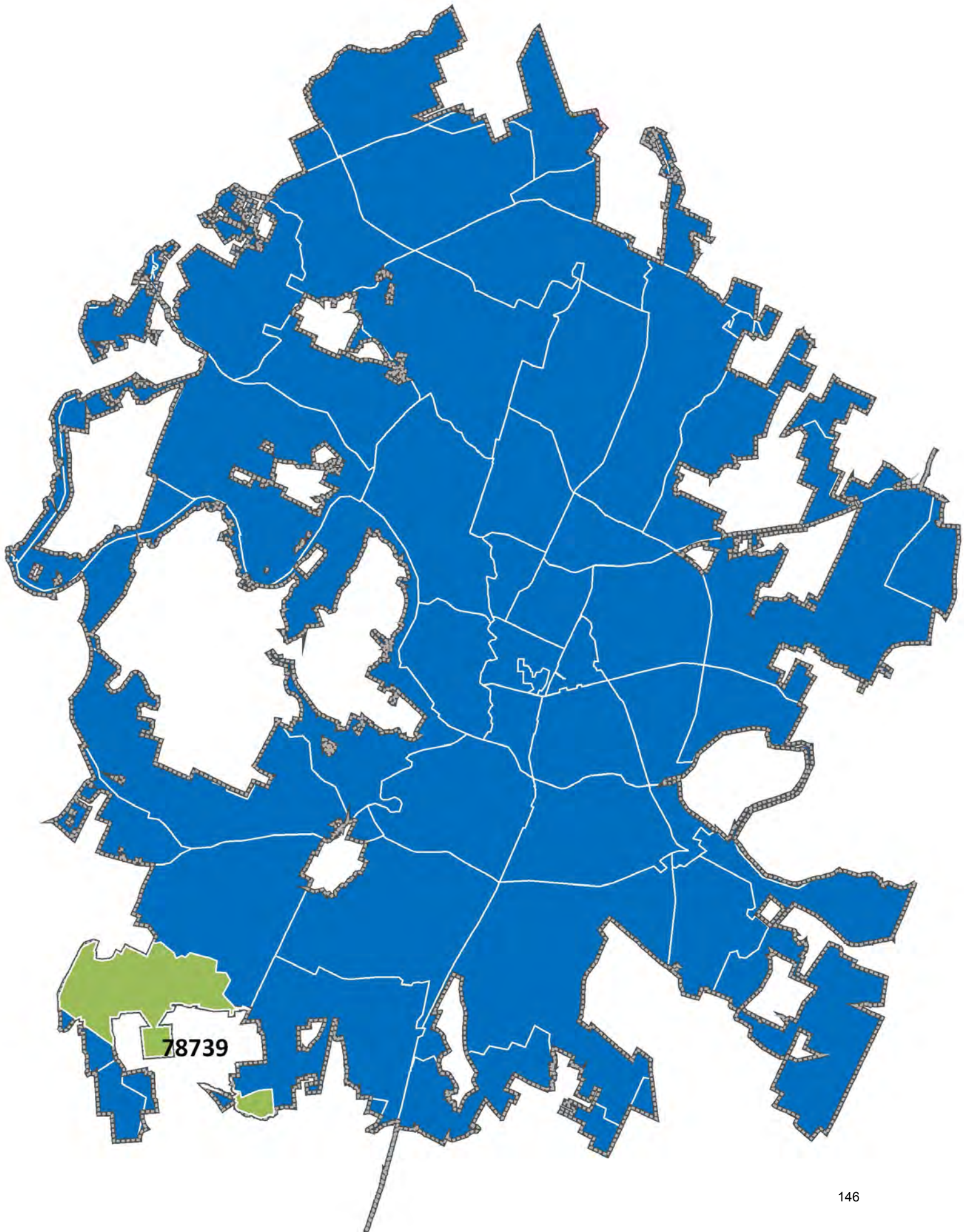
#### Transportation

**8%** of ZIP code residents live within a quarter mile of a transit stop

**\$786** is the average monthly transportation cost for residents of this ZIP code

**34%** of housing + transportation costs in this ZIP code are from transportation costs



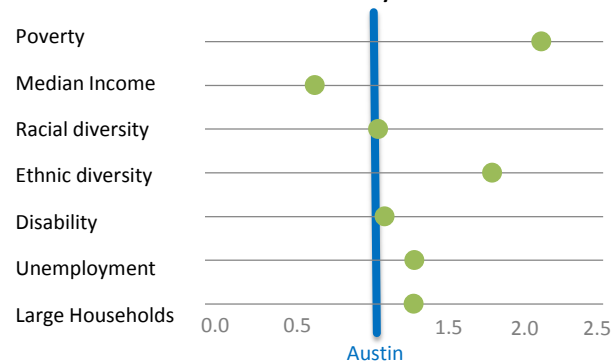




## AUSTIN ZIP CODE 78741

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



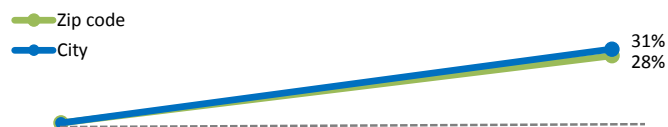
**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
LOW INCOME households*

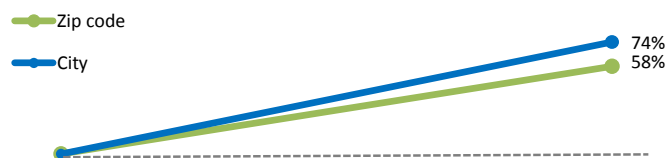
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$120,200**

**Median Rent \$835**

**Homeownership for residents earning less than \$50,000**

**29%** of owners city-wide earn less than \$50,000 **vs. 76%** of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than \$25,000**

**33%** of renters city-wide earn less than \$25,000 **vs. 15%** of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**28%**

**Rent**

**11%**



Artists & Musicians  
(earning about \$31,000 per year)

**39%**

**40%**



Teachers  
(earning about \$48,000 per year)

**76%**

**86%**



Tech sector professionals  
(earning about \$84,000 per year)

**93%**

**100%**

**Compared to the city overall, this ZIP code has...**

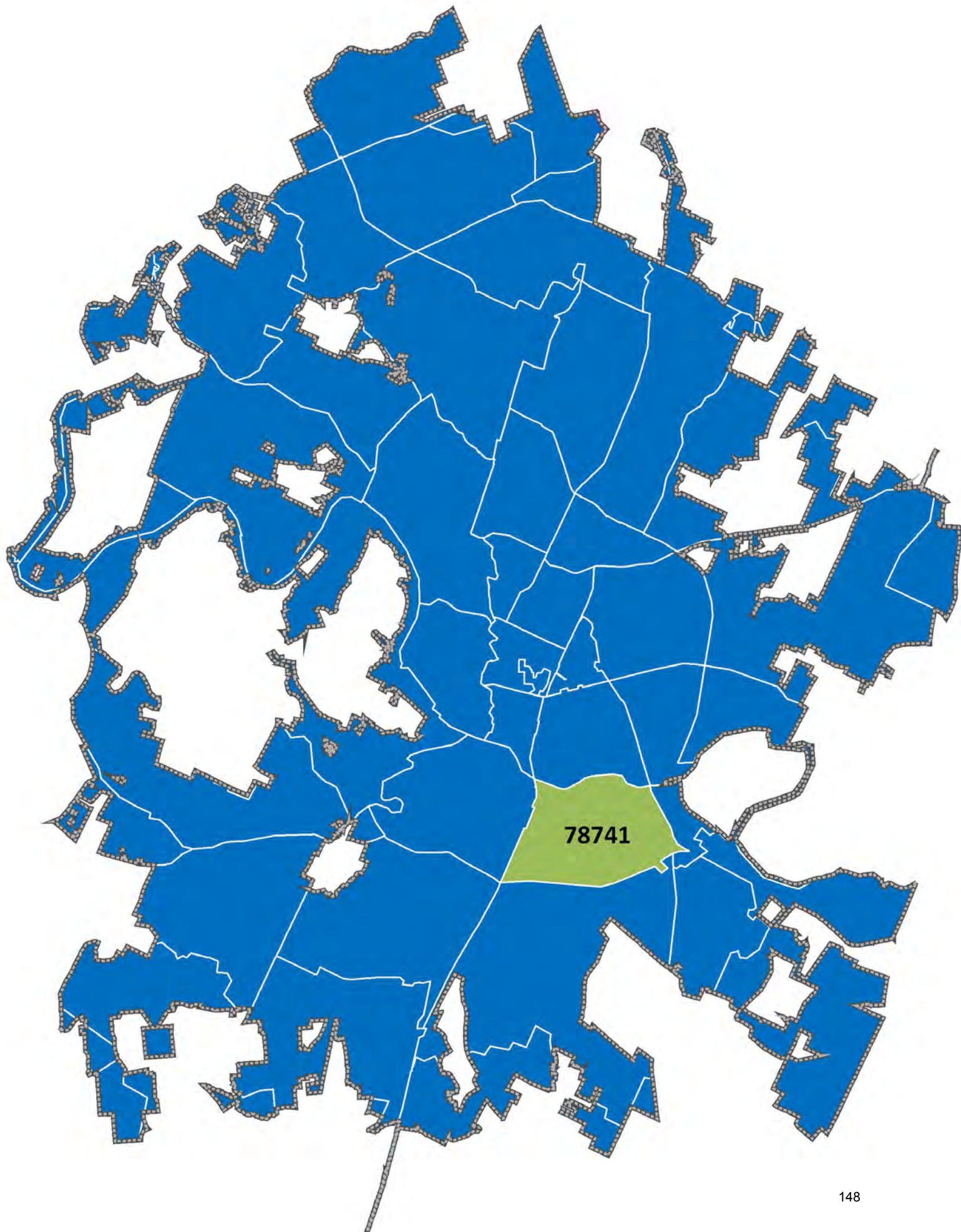
- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

#### Transportation

**80%** of ZIP code residents live within a quarter mile of a transit stop

**\$668** is the average monthly transportation cost for residents of this ZIP code

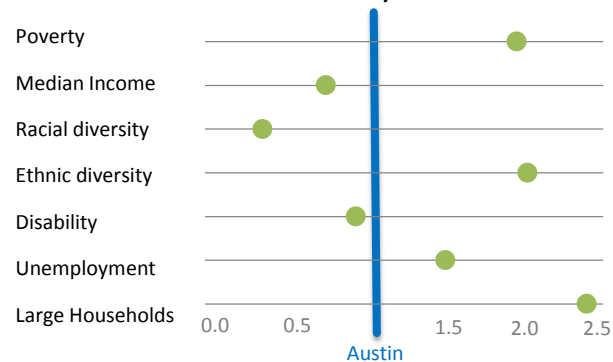
**43%** of housing + transportation costs in this ZIP code are from transportation costs



## AUSTIN ZIP CODE 78742

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



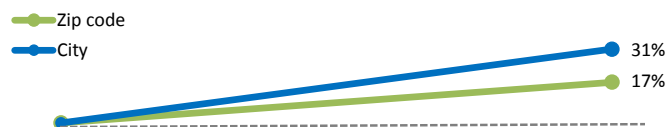
**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
LOW INCOME households*

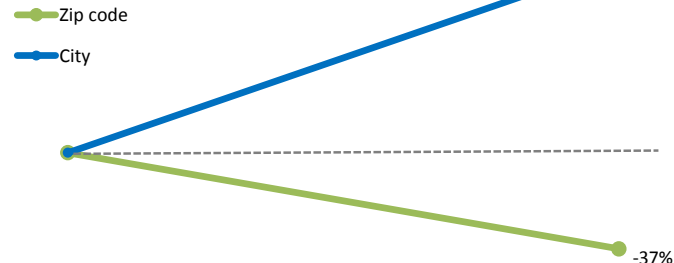
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$54,400**

**Median Rent \$639**

**Homeownership for residents earning less than \$50,000**

**29%** of owners city-wide earn less than \$50,000 **vs. N/A** of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than \$25,000**

**33%** of renters city-wide earn less than \$25,000 **vs. 40%** of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**N/A**

**23%**



Artists & Musicians  
(earning about \$31,000 per year)

**N/A**

**76%**



Teachers  
(earning about \$48,000 per year)

**N/A**

**100%**



Tech sector professionals  
(earning about \$84,000 per year)

**N/A**

**100%**

**Compared to the city overall, this ZIP code has...**

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

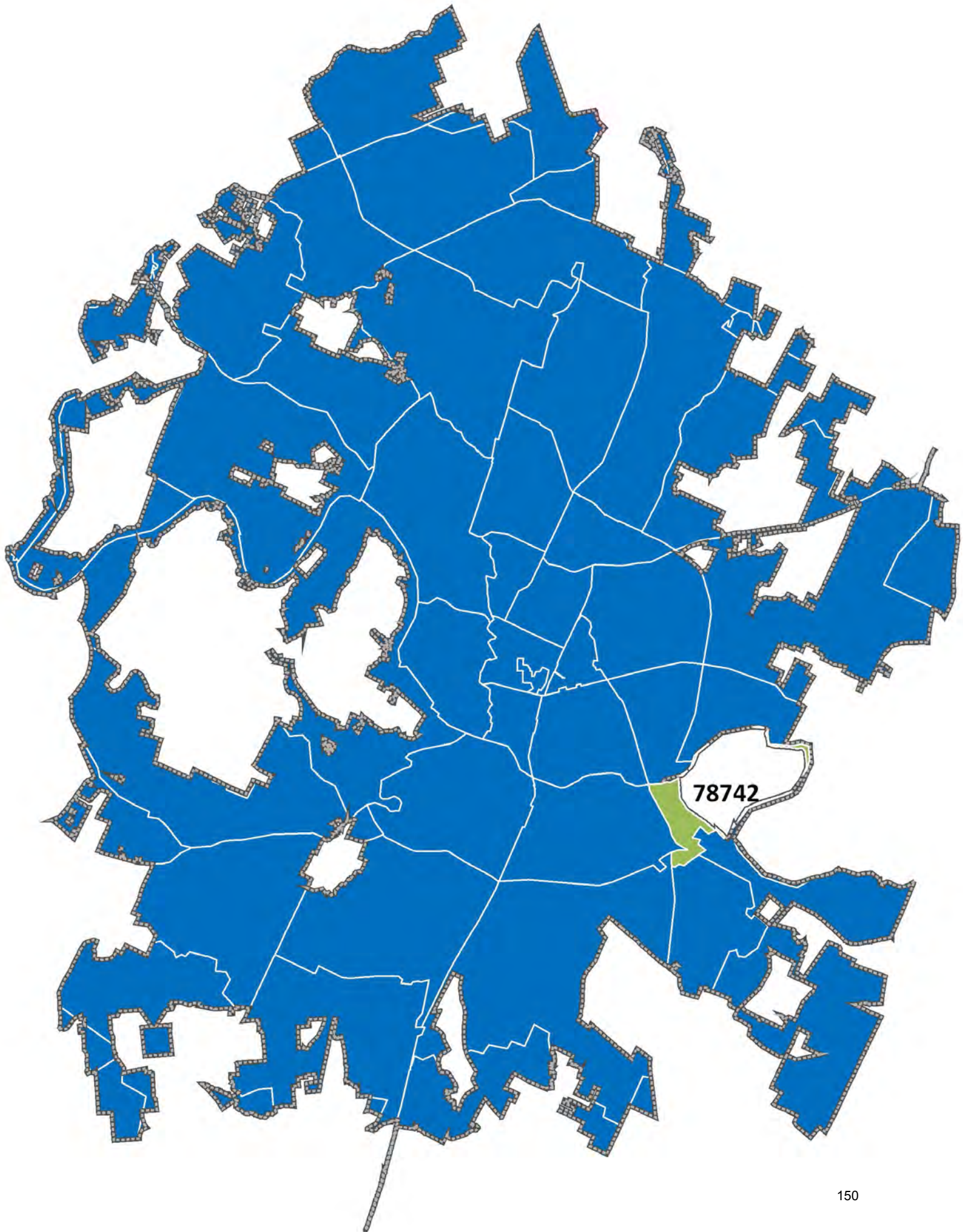
#### Transportation

**3%** of ZIP code residents live within a quarter mile of a transit stop

**\$747** is the average monthly transportation cost for residents of this ZIP code

**43%** of housing + transportation costs in this ZIP code are from transportation costs

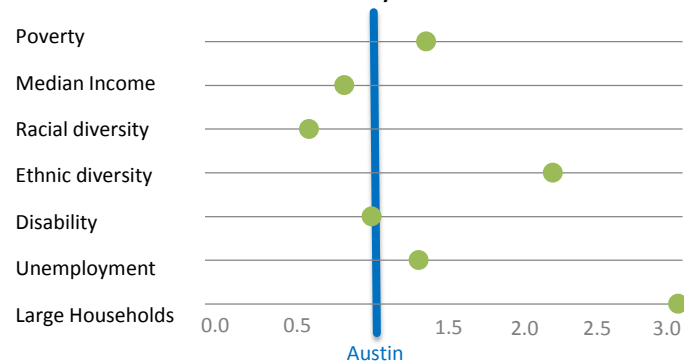




## AUSTIN ZIP CODE 78744

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



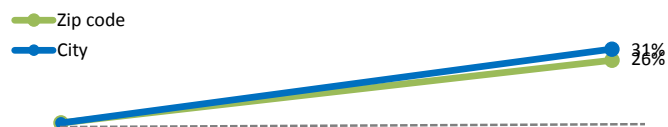
**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
LOW INCOME households*

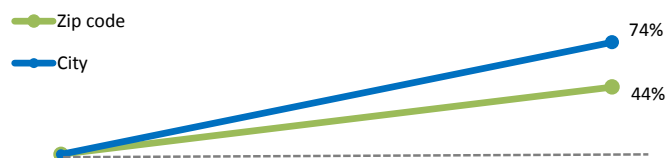
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$108,100**

**Median Rent \$946**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs. 93%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs. 7%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

#### Buy

**13%**

#### Rent

**6%**



Artists & Musicians  
(earning about \$31,000 per year)

**33%**

**22%**



Teachers  
(earning about \$48,000 per year)

**87%**

**81%**



Tech sector professionals  
(earning about \$84,000 per year)

**100%**

**100%**

#### Compared to the city overall, this ZIP code has...

- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

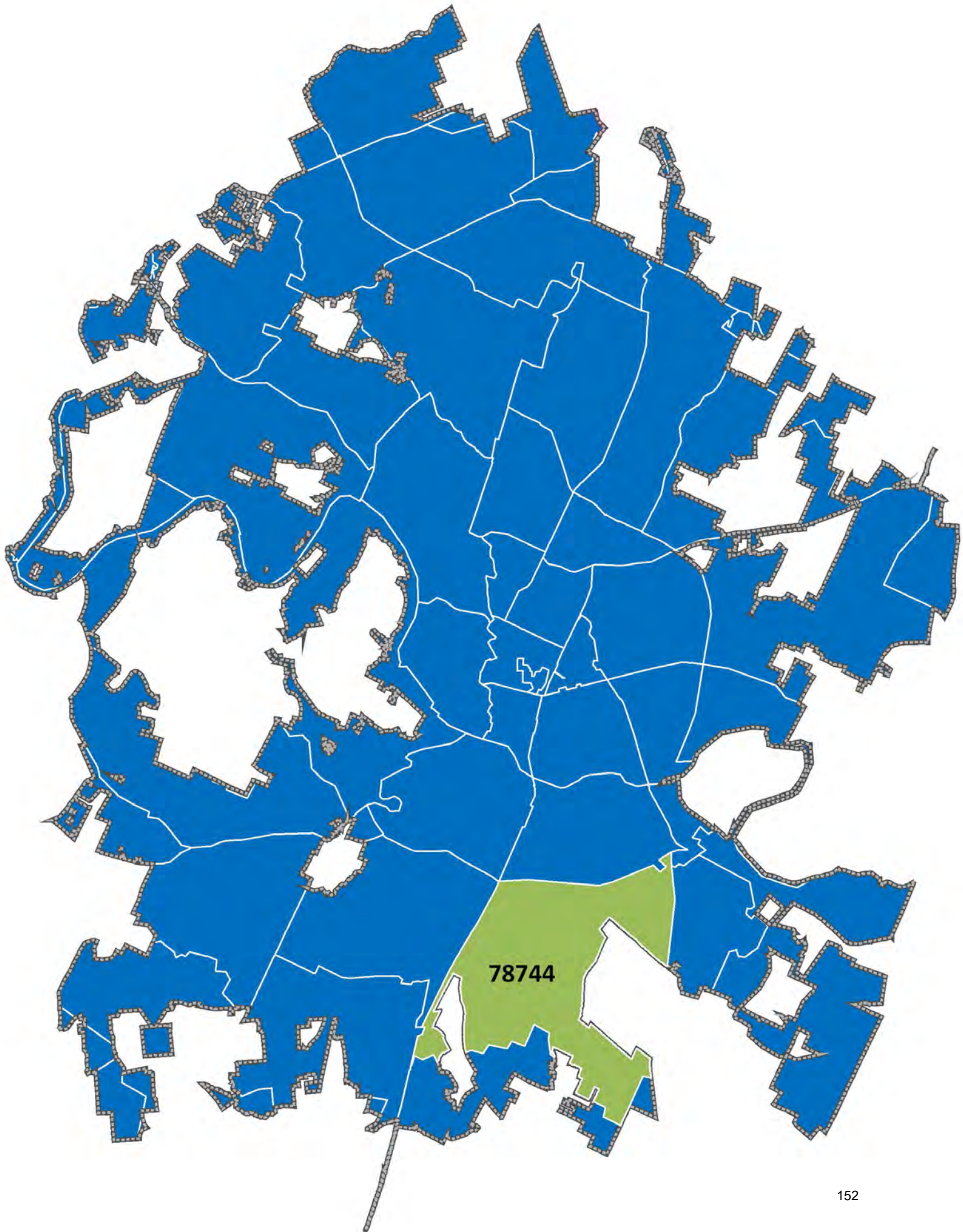
#### Transportation

**63%** of ZIP code residents live within a quarter mile of a transit stop

**\$708** is the average monthly transportation cost for residents of this ZIP code

**40%** of housing + transportation costs in this ZIP code are from transportation costs



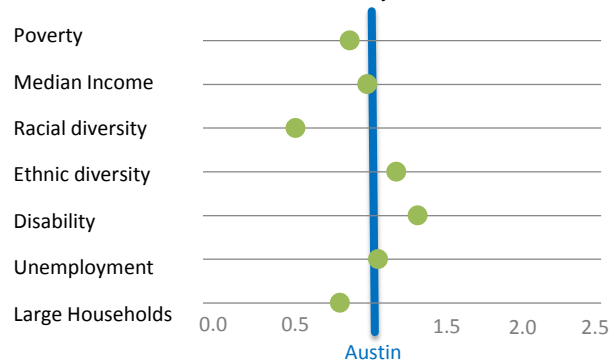




## AUSTIN ZIP CODE 78745

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



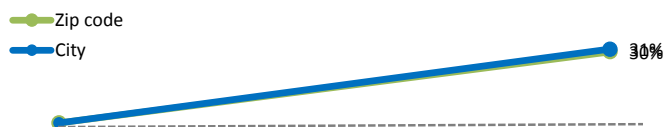
**Income balance: does this ZIP code have a healthy mix of incomes?**

*Yes, this zip code is MIXED INCOME*

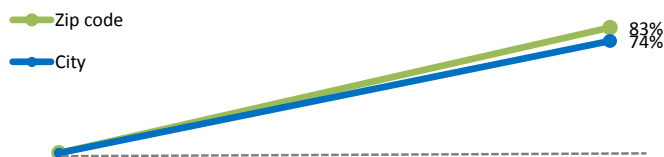
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$166,200**

**Median Rent \$990**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **33%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **8%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

#### Buy

**1%**

#### Rent

**6%**



Artists & Musicians  
(earning about \$31,000 per year)

**3%**

**24%**



Teachers  
(earning about \$48,000 per year)

**29%**

**72%**



Tech sector professionals  
(earning about \$84,000 per year)

**96%**

**99%**

#### Compared to the city overall, this ZIP code has...

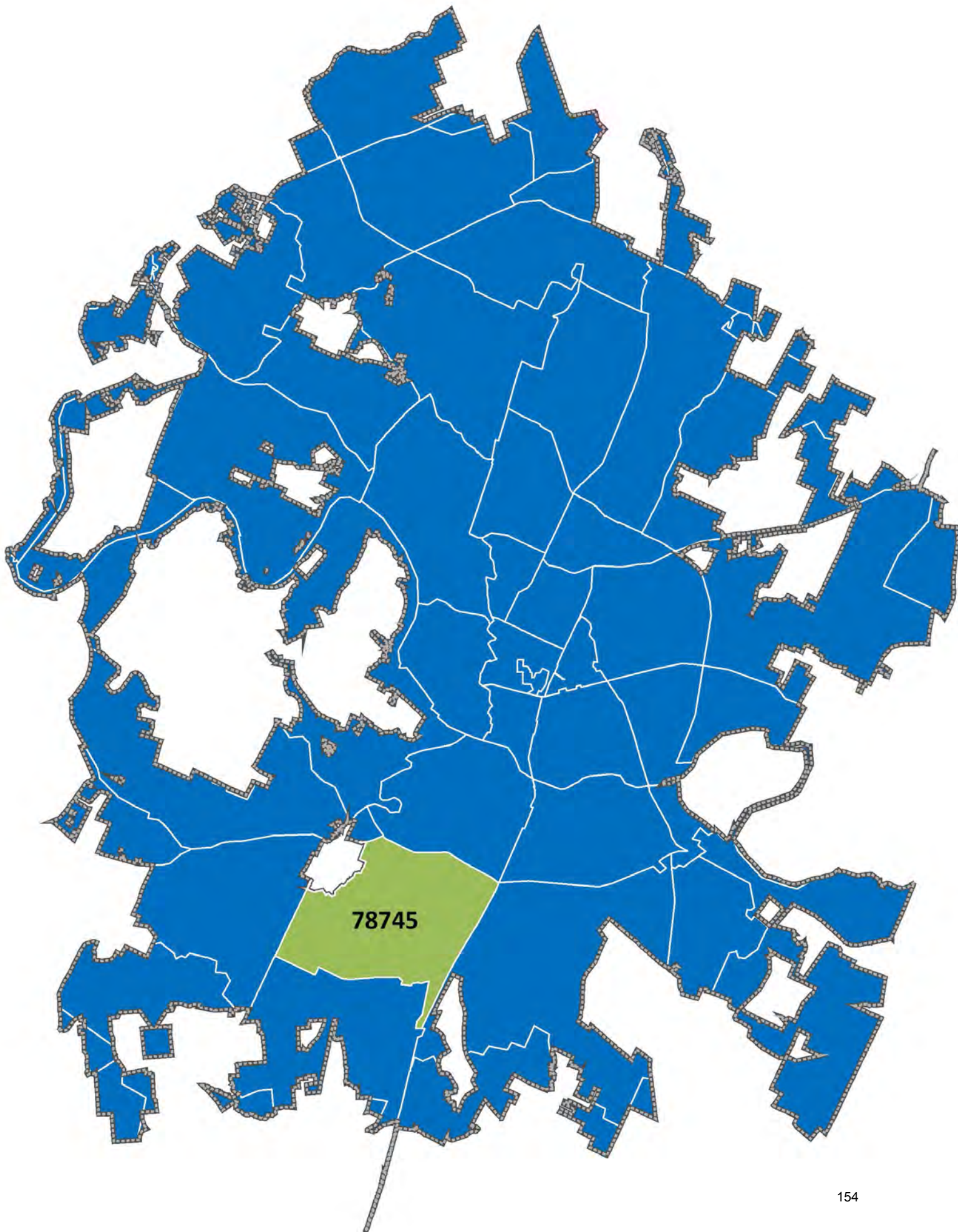
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

#### Transportation

**76%** of ZIP code residents live within a quarter mile of a transit stop

**\$668** is the average monthly transportation cost for residents of this ZIP code

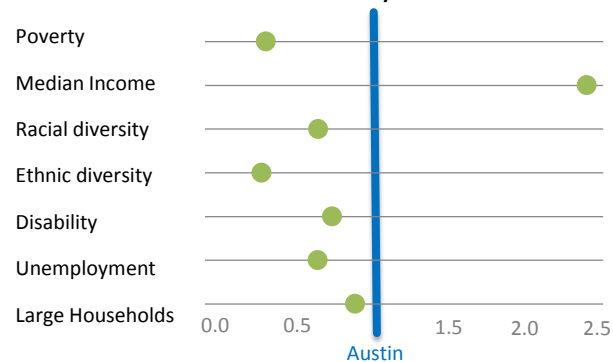
**35%** of housing + transportation costs in this ZIP code are from transportation costs



## AUSTIN ZIP CODE 78746

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



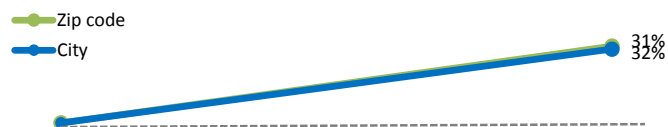
**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
HIGH INCOME households*

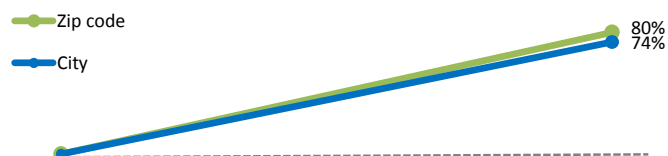
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$619,900**

**Median Rent \$1,221**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **1%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **4%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**0%**

**4%**



Artists & Musicians  
(earning about \$31,000 per year)

**0%**

**8%**



Teachers  
(earning about \$48,000 per year)

**1%**

**48%**



Tech sector professionals  
(earning about \$84,000 per year)

**6%**

**94%**

#### Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

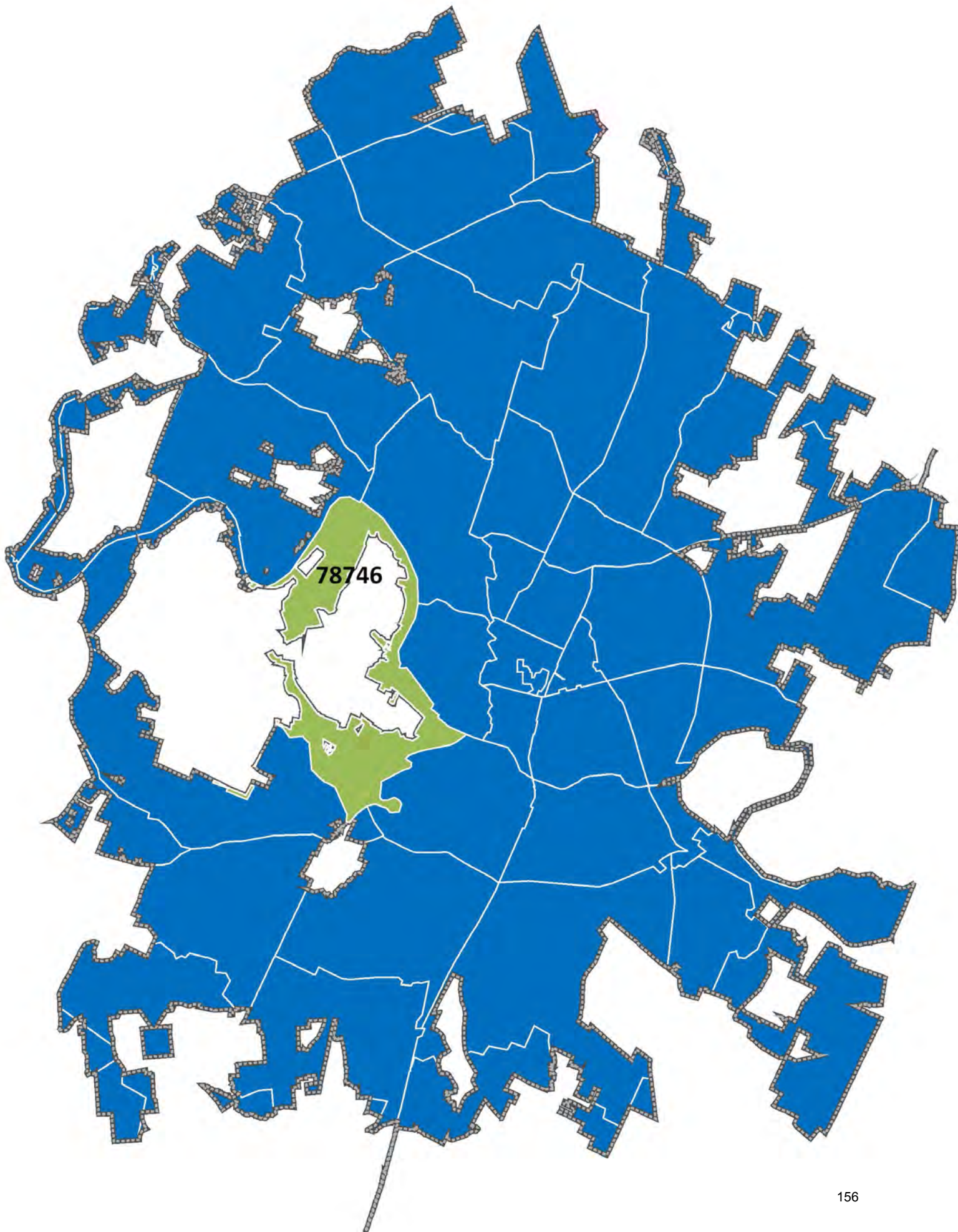
#### Transportation

**14%** of ZIP code residents live within a quarter mile of a transit stop

**\$786** is the average monthly transportation cost for residents of this ZIP code

**29%** of housing + transportation costs in this ZIP code are from transportation costs

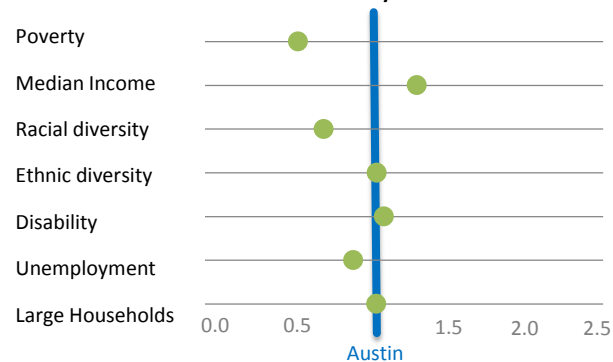




## AUSTIN ZIP CODE 78748

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



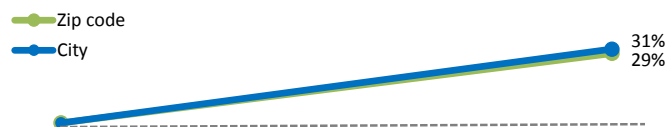
**Income balance: does this ZIP code have a healthy mix of incomes?**

*This zip code is mostly MIDDLE INCOME households*

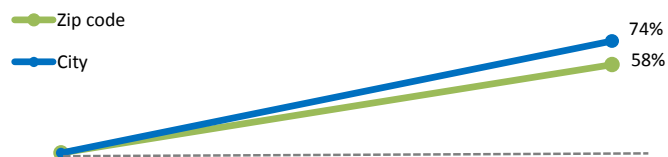
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$185,500**

**Median Rent \$1,095**

**Homeownership for residents earning less than \$50,000**

**29%**

of owners city-wide earn less than \$50,000

**vs.**

**29%**

of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than \$25,000**

**33%**

of renters city-wide earn less than \$25,000

**vs.**

**4%**

of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**

**Buy**

**Rent**



Retail and service workers  
(earning about \$24,000 per year)

**0%**

**4%**



Artists & Musicians  
(earning about \$31,000 per year)

**0%**

**12%**



Teachers  
(earning about \$48,000 per year)

**22%**

**63%**



Tech sector professionals  
(earning about \$84,000 per year)

**92%**

**100%**

**Compared to the city overall, this ZIP code has...**

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

**Transportation**

**40%**

of ZIP code residents live within a quarter mile of a transit stop

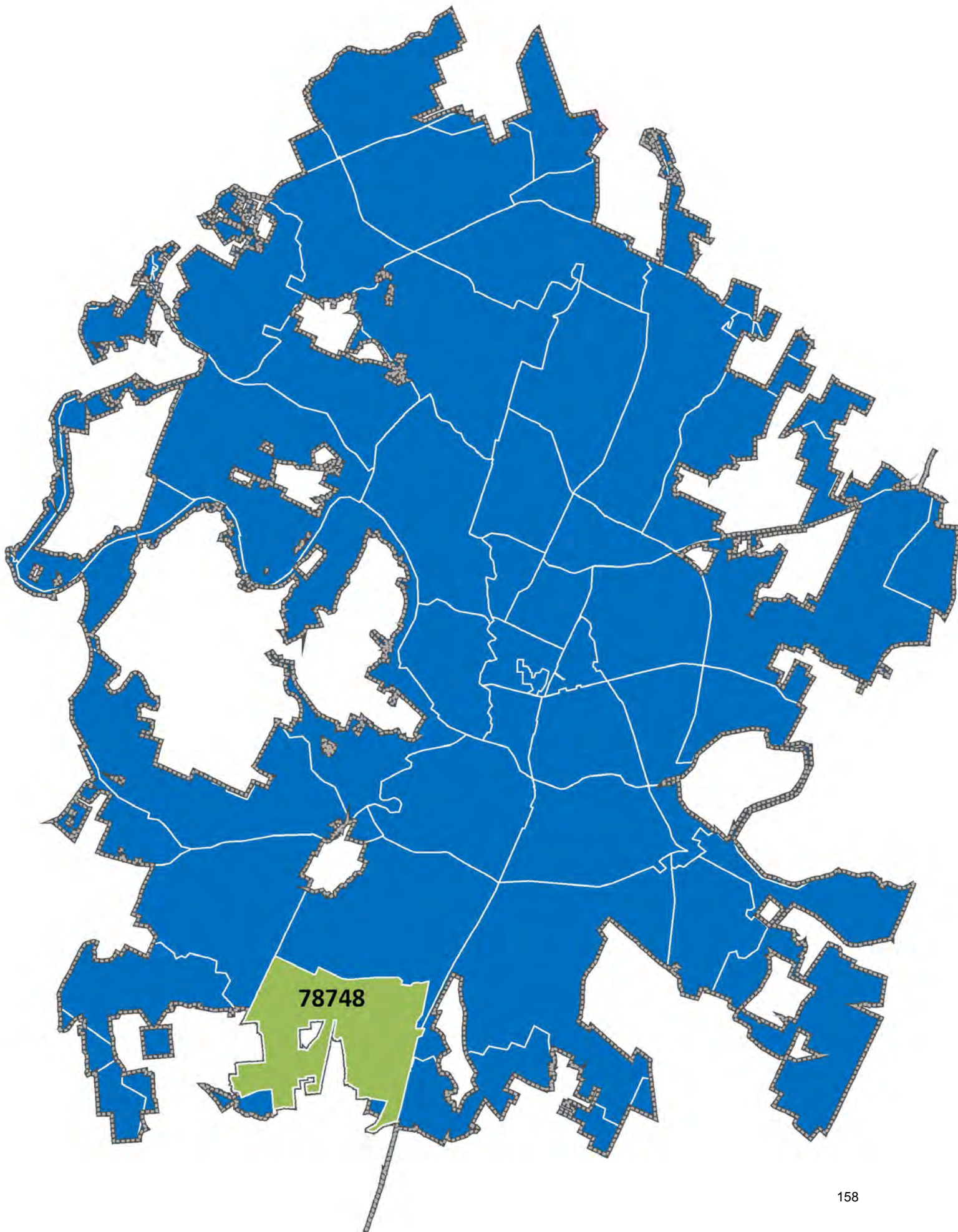
**\$747**

is the average monthly transportation cost for residents of this ZIP code

**44%**

of housing + transportation costs in this ZIP code are from transportation costs



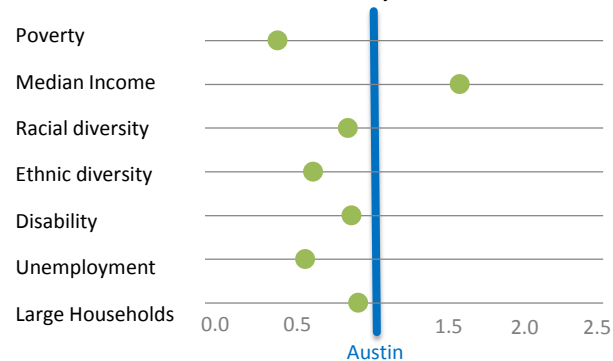




## AUSTIN ZIP CODE 78749

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



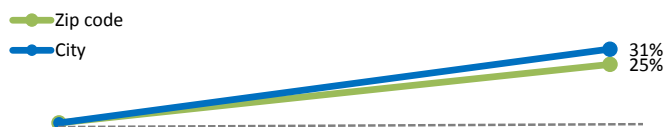
**Income balance: does this ZIP code have a healthy mix of incomes?**

*Yes, this zip code is MIXED INCOME*

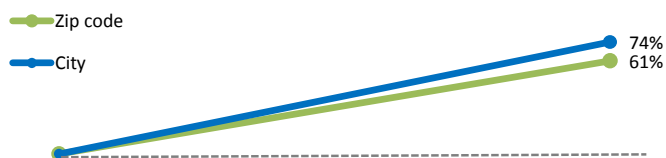
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$233,900**

**Median Rent \$1,150**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **5%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **1%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**0%**

**1%**



Artists & Musicians  
(earning about \$31,000 per year)

**0%**

**6%**



Teachers  
(earning about \$48,000 per year)

**3%**

**57%**



Tech sector professionals  
(earning about \$84,000 per year)

**70%**

**97%**

#### Compared to the city overall, this ZIP code has...

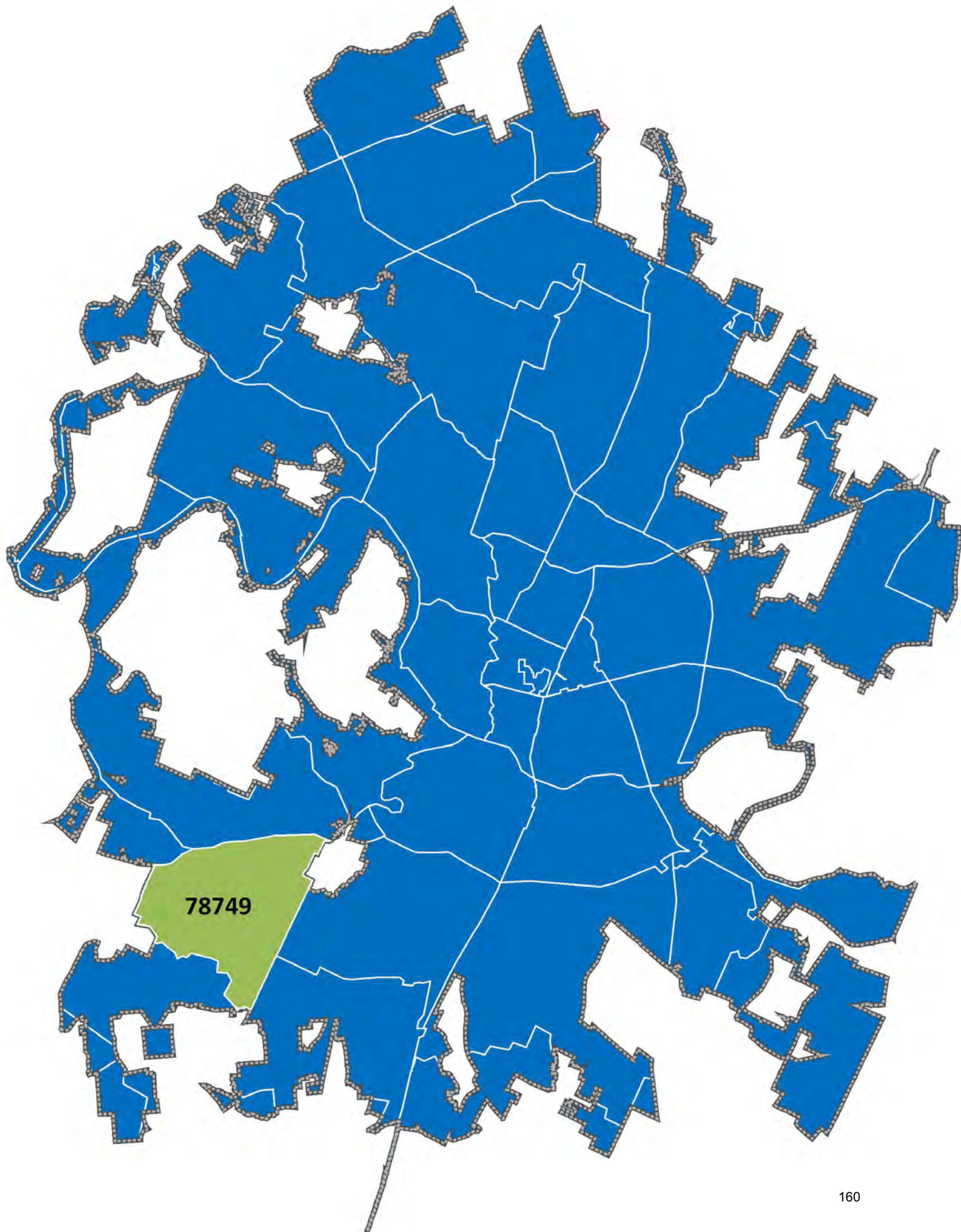
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

#### Transportation

**37%** of ZIP code residents live within a quarter mile of a transit stop

**\$708** is the average monthly transportation cost for residents of this ZIP code

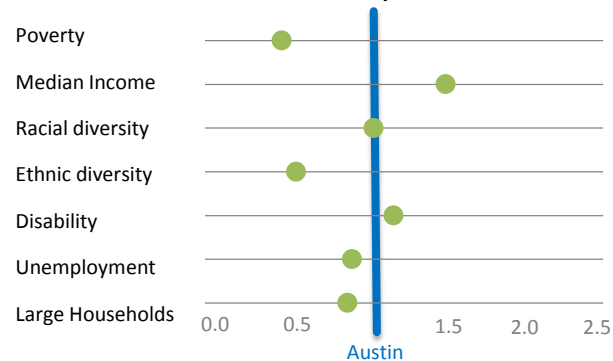
**40%** of housing + transportation costs in this ZIP code are from transportation costs



## AUSTIN ZIP CODE 78750

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



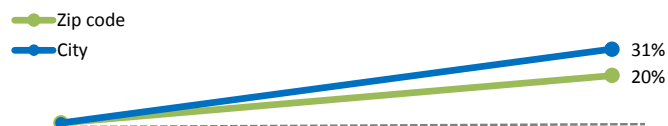
**Income balance:** does this ZIP code have a healthy mix of incomes?

*Yes, this zip code is MIXED INCOME*

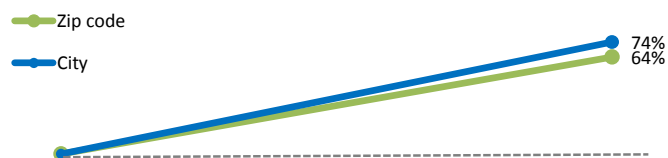
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$303,100**

**Median Rent \$1,012**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **19%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **2%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

#### Buy

**4%**

#### Rent

**1%**



Artists & Musicians  
(earning about \$31,000 per year)

**5%**

**15%**



Teachers  
(earning about \$48,000 per year)

**15%**

**70%**



Tech sector professionals  
(earning about \$84,000 per year)

**51%**

**99%**

#### Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

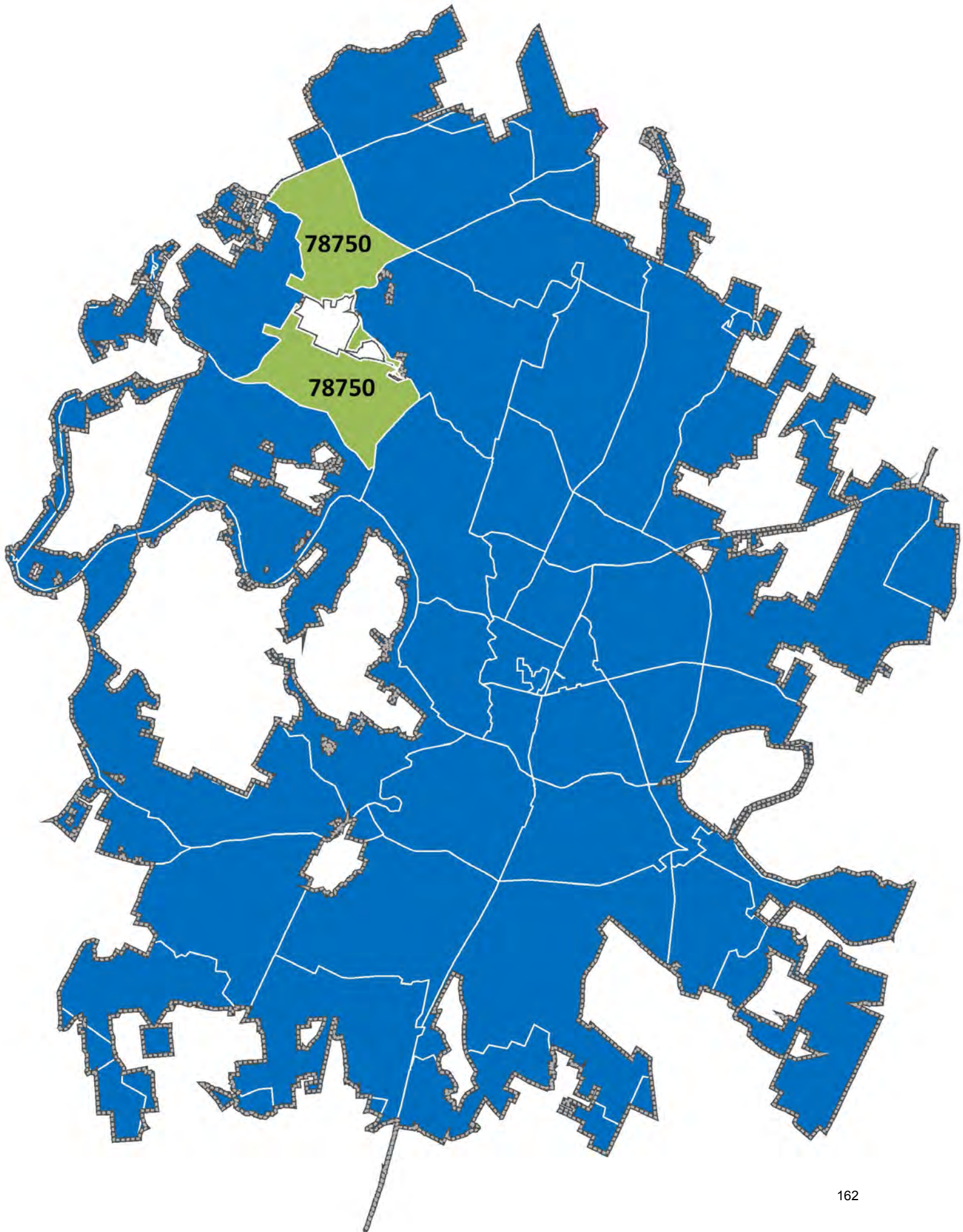
#### Transportation

**21%** of ZIP code residents live within a quarter mile of a transit stop

**\$747** is the average monthly transportation cost for residents of this ZIP code

**33%** of housing + transportation costs in this ZIP code are from transportation costs

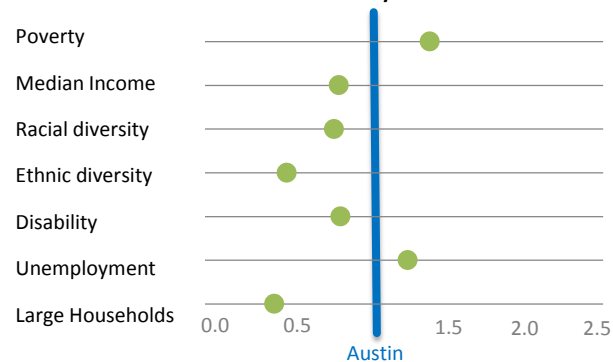




## AUSTIN ZIP CODE 78751

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



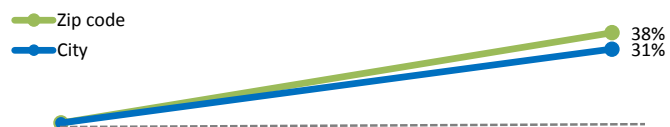
**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
LOW INCOME households*

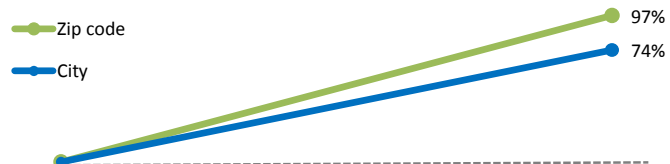
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$292,200**

**Median Rent \$865**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs. 11%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs. 13%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**0%**

**9%**



Artists & Musicians  
(earning about \$31,000 per year)

**2%**

**38%**



Teachers  
(earning about \$48,000 per year)

**10%**

**68%**



Tech sector professionals  
(earning about \$84,000 per year)

**42%**

**97%**

#### Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

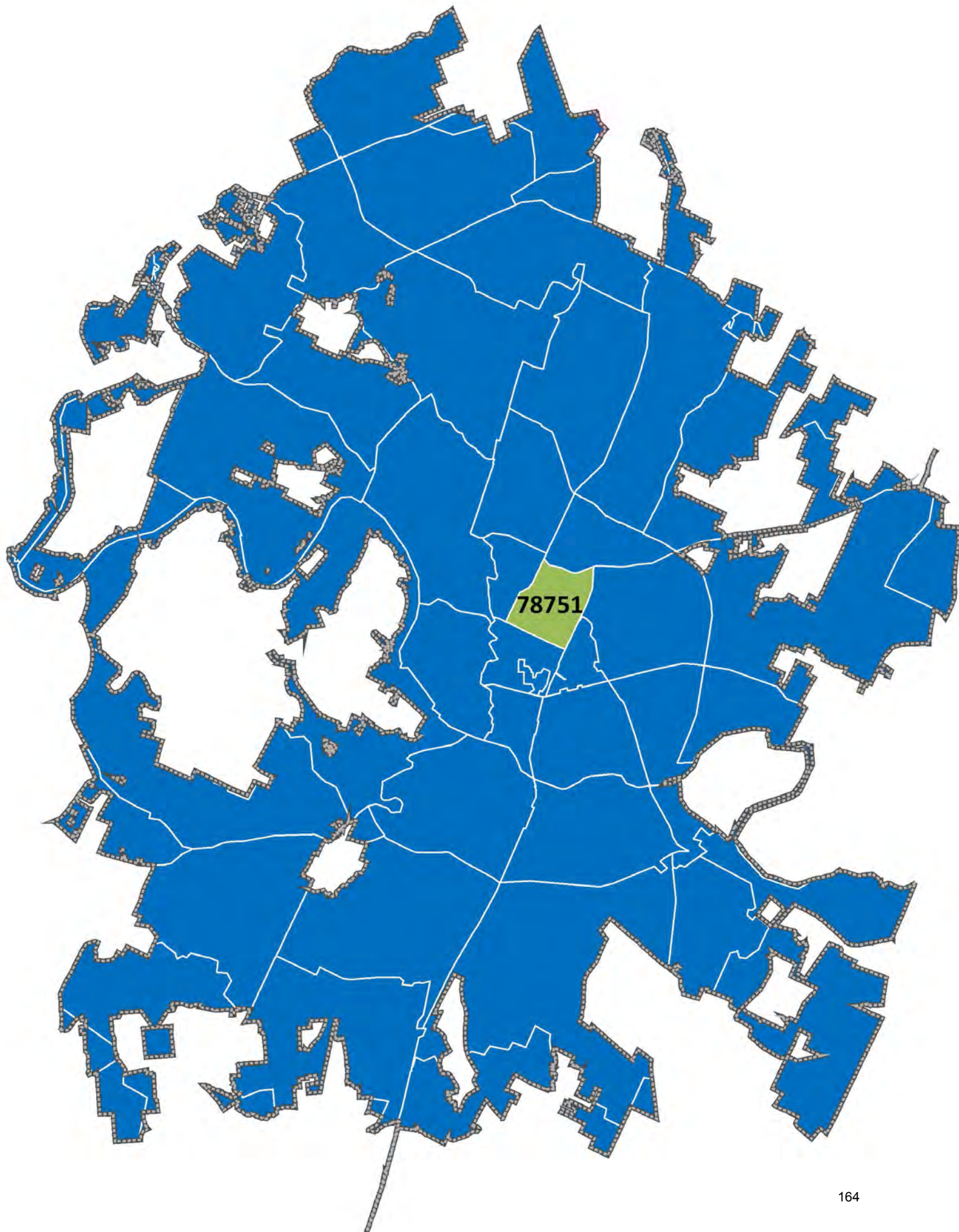
#### Transportation

**98%** of ZIP code residents live within a quarter mile of a transit stop

**\$550** is the average monthly transportation cost for residents of this ZIP code

**40%** of housing + transportation costs in this ZIP code are from transportation costs



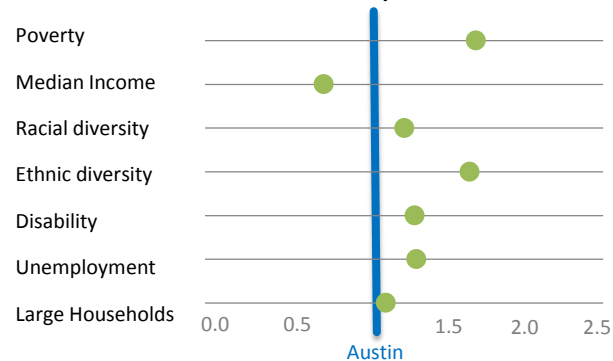




## AUSTIN ZIP CODE 78752

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
LOW INCOME households*

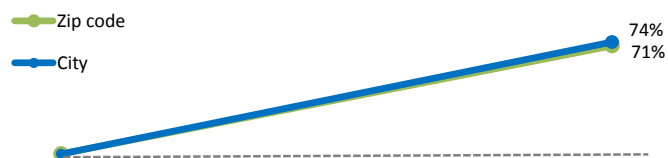
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$153,000**

**Median Rent \$752**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs. 43%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs. 20%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

#### Buy

**5%**

#### Rent

**14%**



Artists & Musicians  
(earning about \$31,000 per year)

**8%**

**55%**



Teachers  
(earning about \$48,000 per year)

**39%**

**92%**



Tech sector professionals  
(earning about \$84,000 per year)

**86%**

**100%**

#### Compared to the city overall, this ZIP code has...

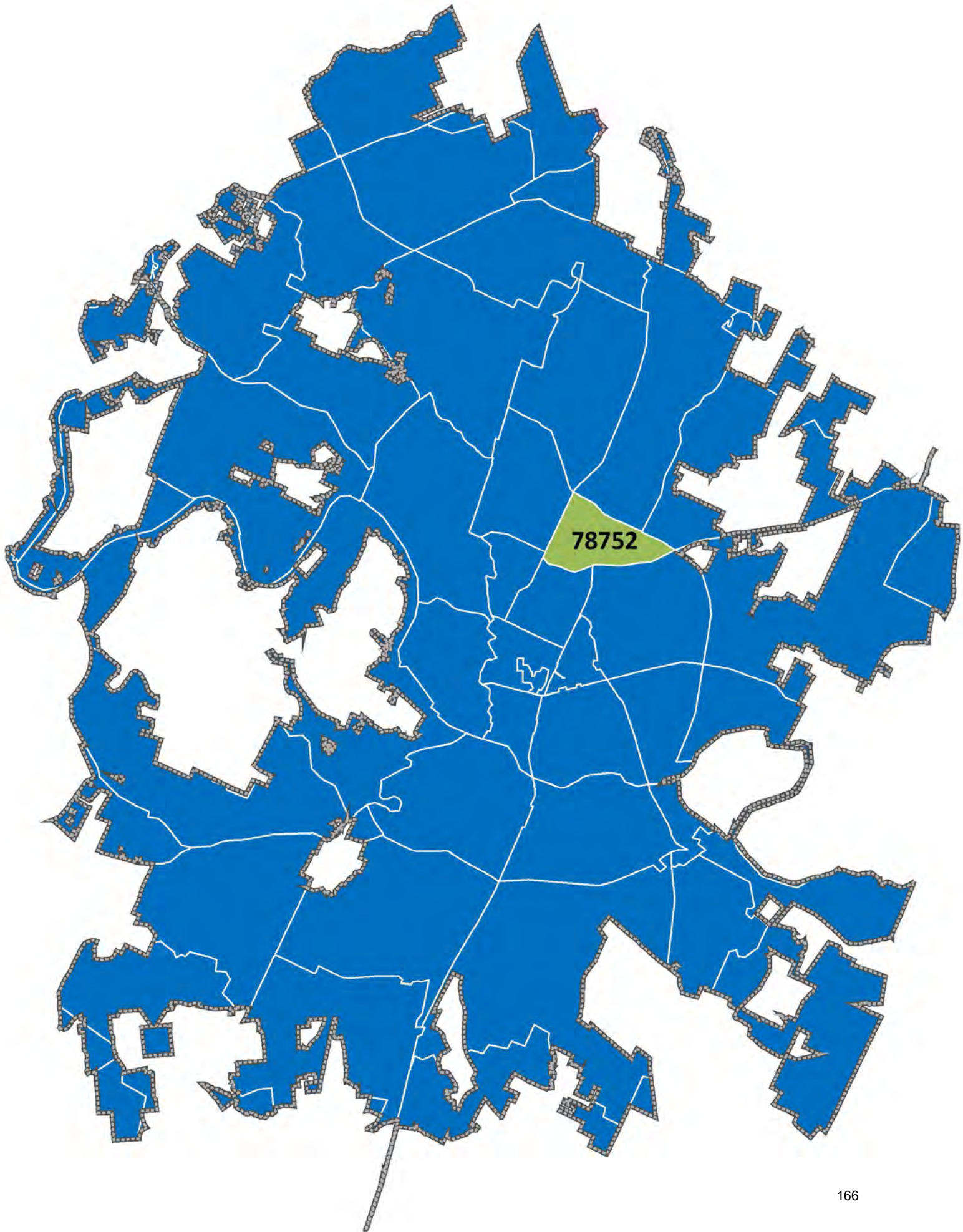
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

#### Transportation

**80%** of ZIP code residents live within a quarter mile of a transit stop

**\$629** is the average monthly transportation cost for residents of this ZIP code

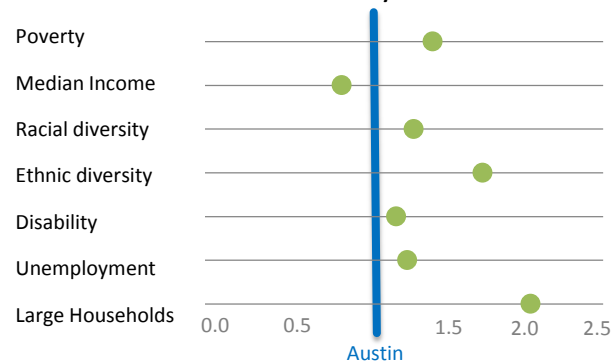
**37%** of housing + transportation costs in this ZIP code are from transportation costs



## AUSTIN ZIP CODE 78753

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



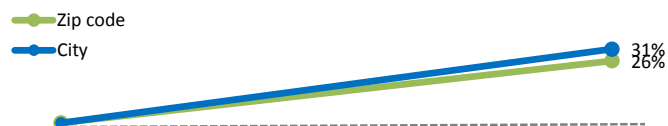
**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of  
LOW INCOME households*

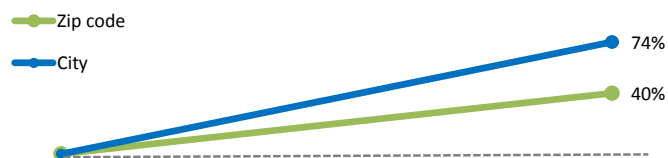
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$134,900**

**Median Rent \$826**

**Homeownership for residents earning less than \$50,000**

**29%** of owners city-wide earn less than \$50,000 **vs. 78%** of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than \$25,000**

**33%** of renters city-wide earn less than \$25,000 **vs. 14%** of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**8%**

**11%**



Artists & Musicians  
(earning about \$31,000 per year)

**24%**

**40%**



Teachers  
(earning about \$48,000 per year)

**75%**

**89%**



Tech sector professionals  
(earning about \$84,000 per year)

**98%**

**100%**

**Compared to the city overall, this ZIP code has...**

- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

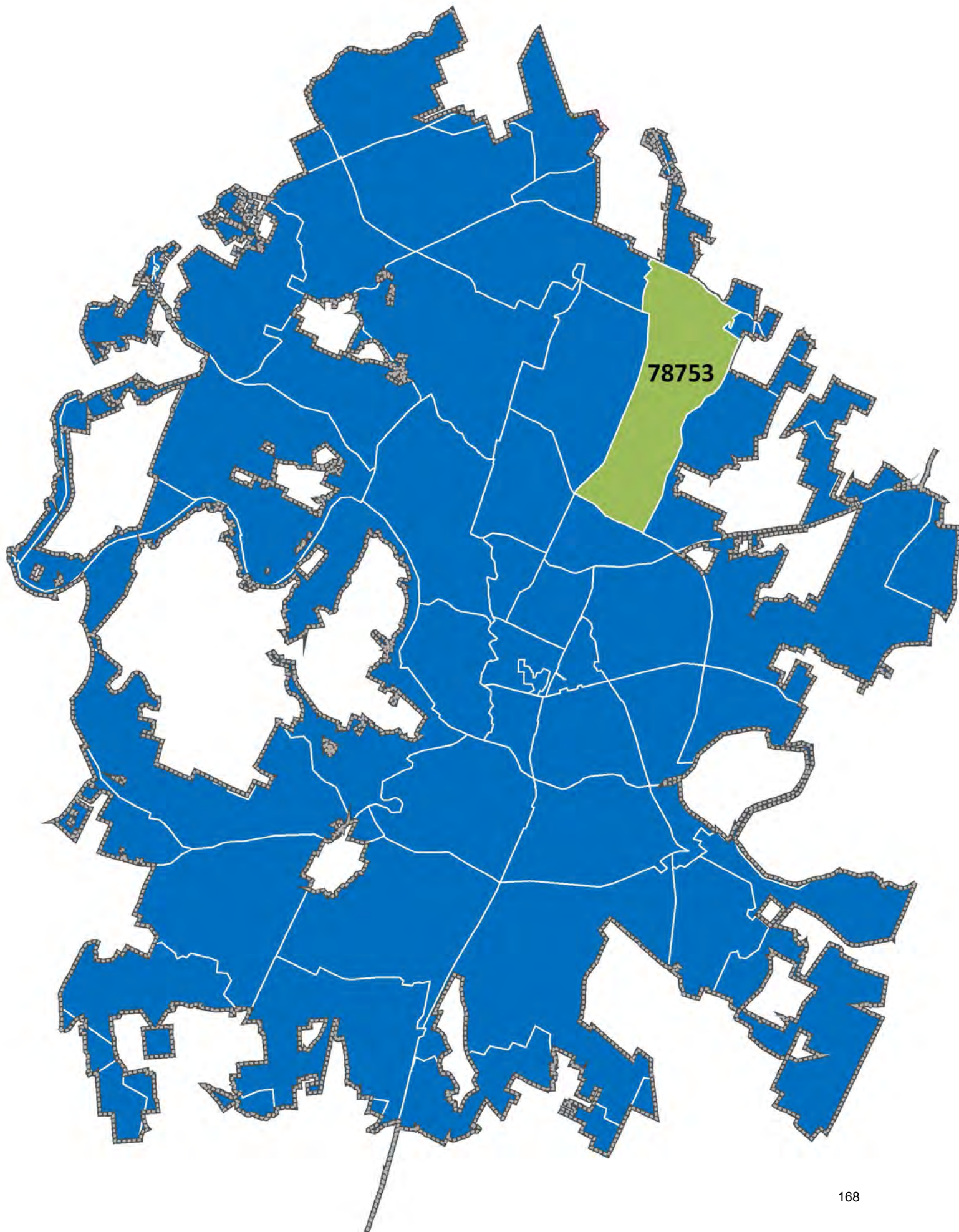
**Transportation**

**59%** of ZIP code residents live within a quarter mile of a transit stop

**\$708** is the average monthly transportation cost for residents of this ZIP code

**44%** of housing + transportation costs in this ZIP code are from transportation costs

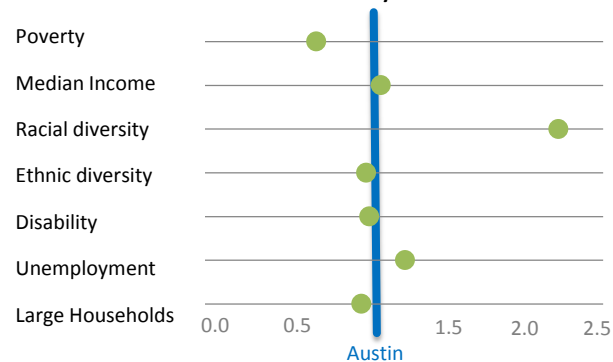




## AUSTIN ZIP CODE 78754

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



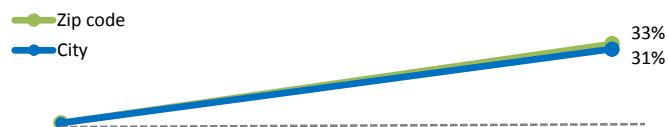
**Income balance: does this ZIP code have a healthy mix of incomes?**

*This zip code is mostly MIDDLE INCOME households*

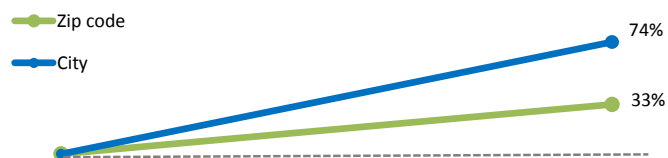
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$167,600**

**Median Rent \$969**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs. 70%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs. 4%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

#### Buy

**1%**

#### Rent

**1%**



Artists & Musicians  
(earning about \$31,000 per year)

**4%**

**22%**



Teachers  
(earning about \$48,000 per year)

**59%**

**74%**



Tech sector professionals  
(earning about \$84,000 per year)

**100%**

**100%**

#### Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

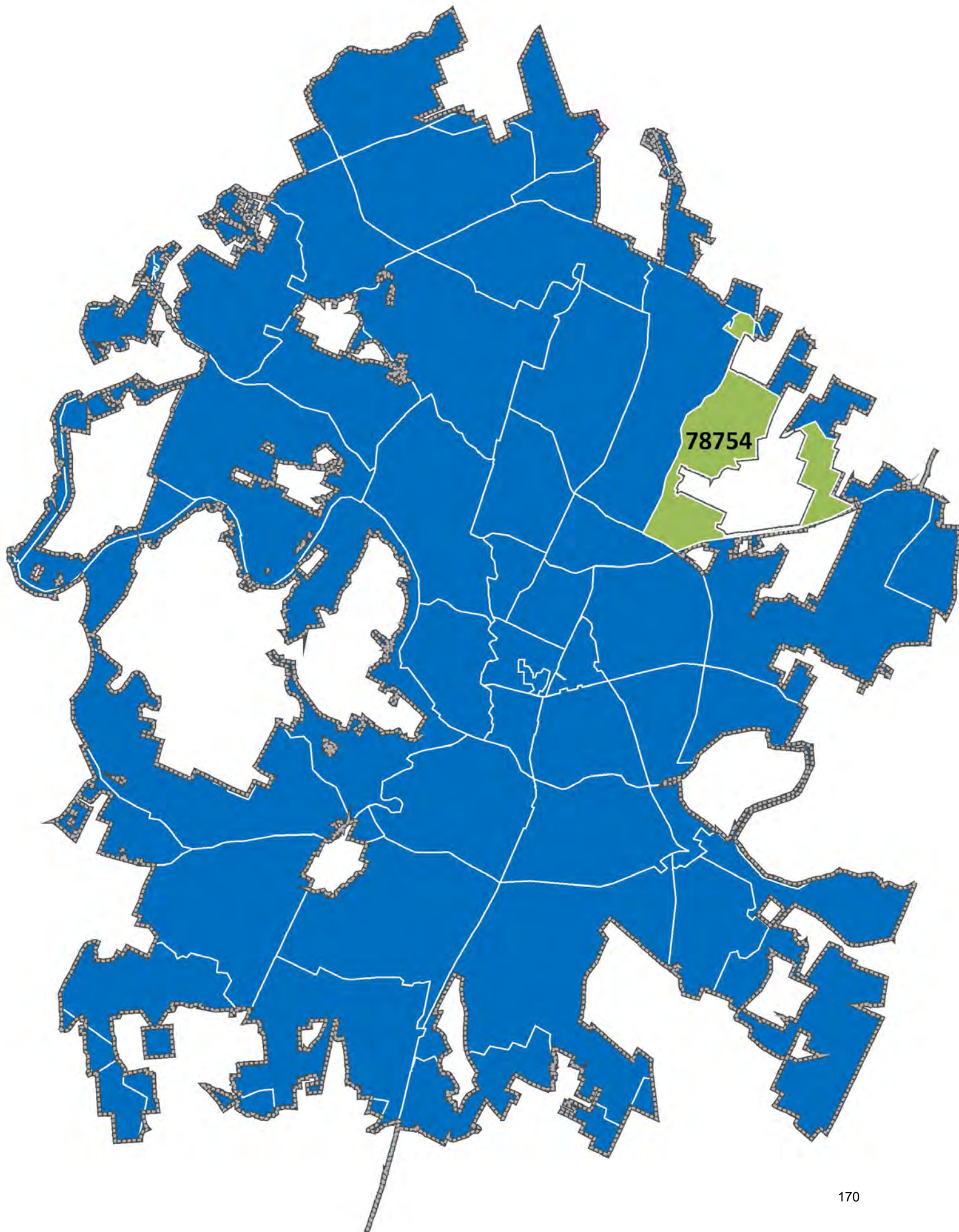
#### Transportation

**19%** of ZIP code residents live within a quarter mile of a transit stop

**\$708** is the average monthly transportation cost for residents of this ZIP code

**41%** of housing + transportation costs in this ZIP code are from transportation costs



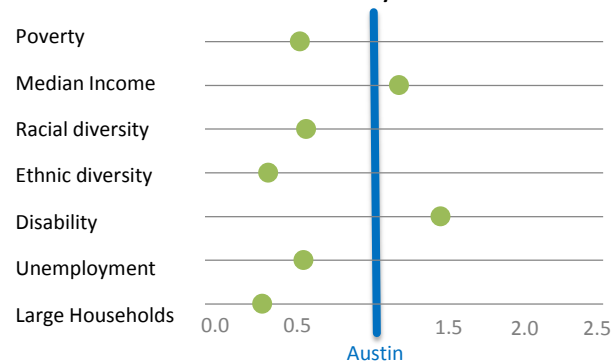




## AUSTIN ZIP CODE 78756

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



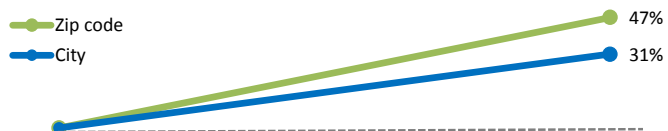
**Income balance: does this ZIP code have a healthy mix of incomes?**

*Yes, this zip code is MIXED INCOME*

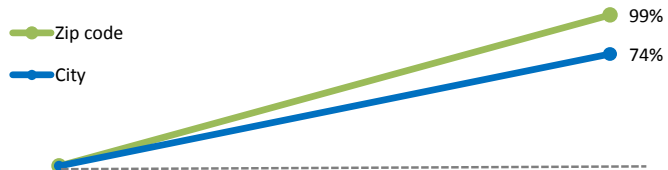
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$342,300**

**Median Rent \$888**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **20%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **17%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

#### Buy

**2%**

#### Rent

**13%**



Artists & Musicians  
(earning about \$31,000 per year)

**3%**

**34%**



Teachers  
(earning about \$48,000 per year)

**19%**

**76%**



Tech sector professionals  
(earning about \$84,000 per year)

**37%**

**99%**

#### Compared to the city overall, this ZIP code has...

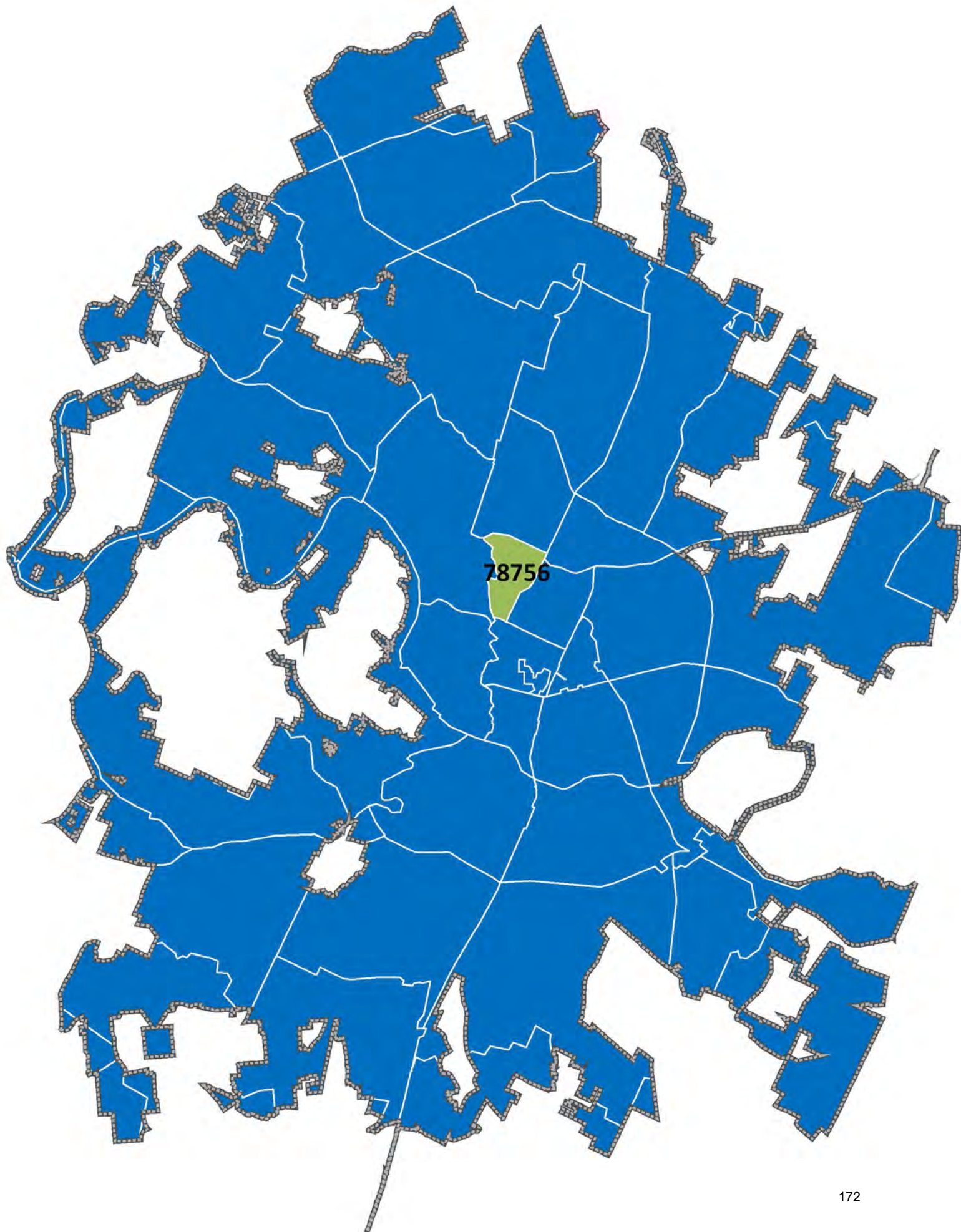
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

#### Transportation

**90%** of ZIP code residents live within a quarter mile of a transit stop

**\$550** is the average monthly transportation cost for residents of this ZIP code

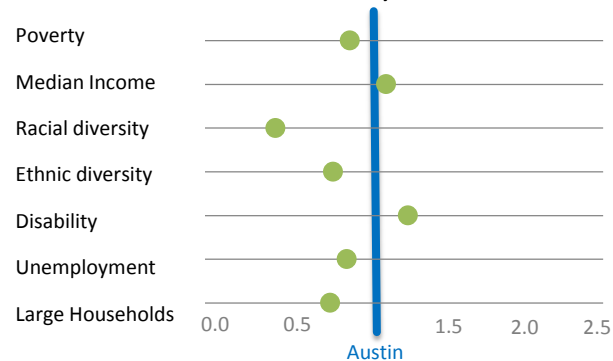
**40%** of housing + transportation costs in this ZIP code are from transportation costs



## AUSTIN ZIP CODE 78757

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



**Income balance:** does this ZIP code have a healthy mix of incomes?

*Yes, this zip code is MIXED INCOME*

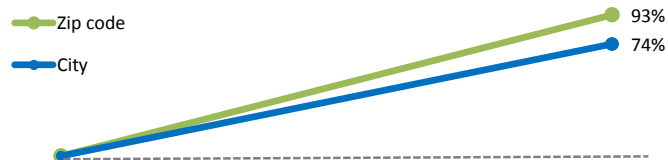
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value:** \$253,300

**Median Rent:** \$895

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **21%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **8%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

#### Buy

**2%**

#### Rent

**6%**



Artists & Musicians  
(earning about \$31,000 per year)

**8%**

**32%**



Teachers  
(earning about \$48,000 per year)

**21%**

**75%**



Tech sector professionals  
(earning about \$84,000 per year)

**56%**

**100%**

#### Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

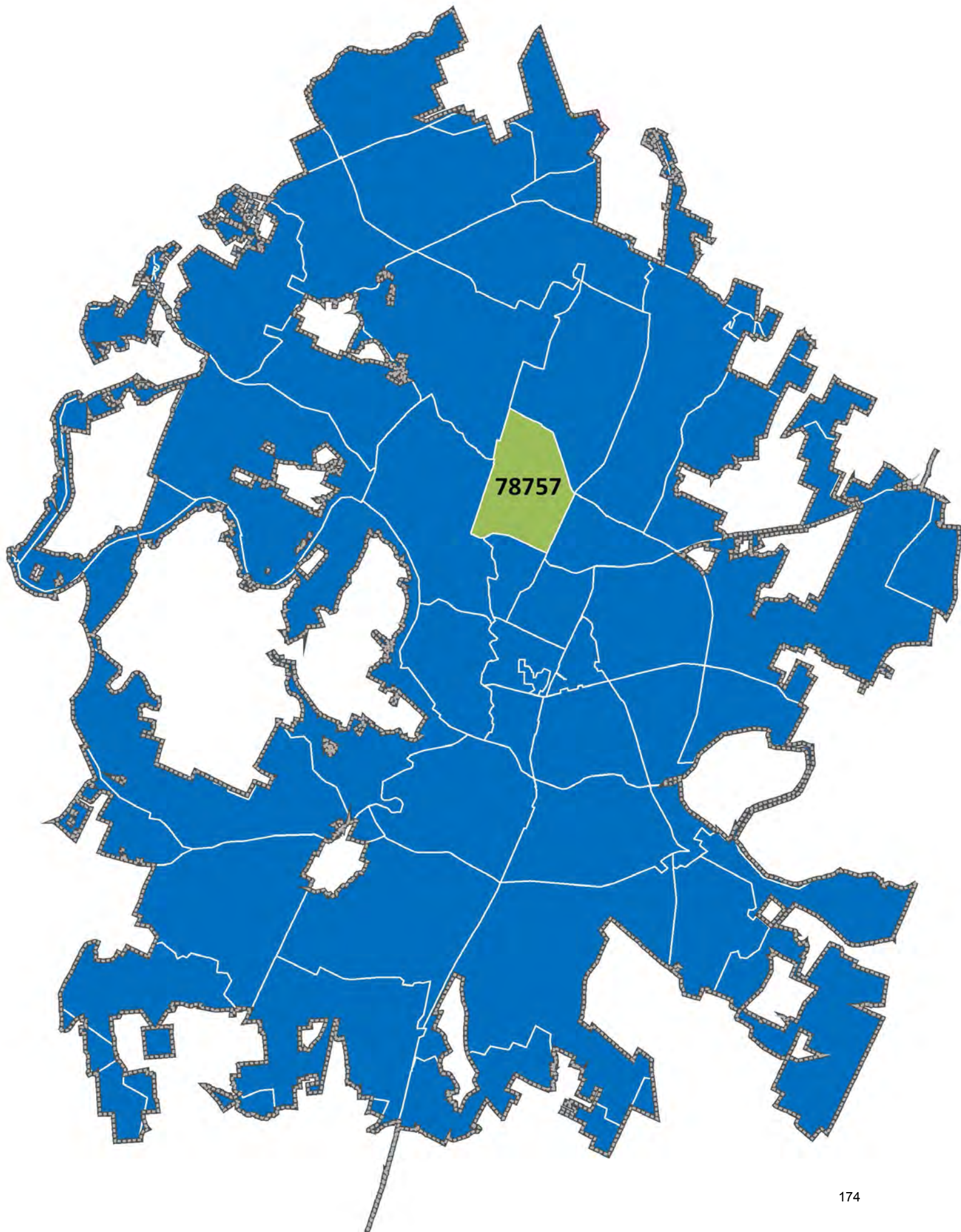
#### Transportation

**79%** of ZIP code residents live within a quarter mile of a transit stop

**\$590** is the average monthly transportation cost for residents of this ZIP code

**36%** of housing + transportation costs in this ZIP code are from transportation costs

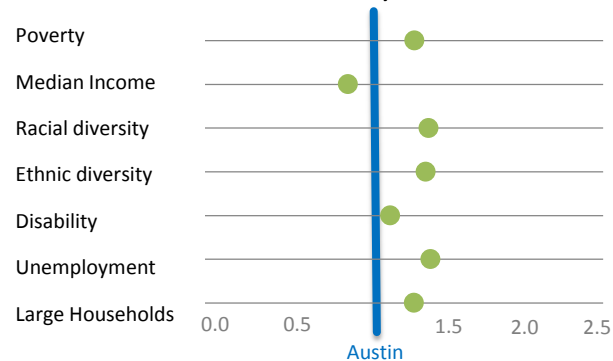




## AUSTIN ZIP CODE 78758

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



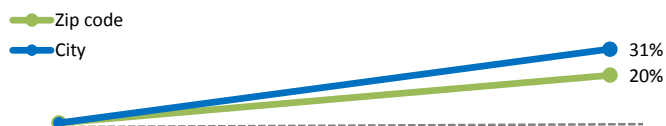
**Income balance: does this ZIP code have a healthy mix of incomes?**

*Yes, this zip code is MIXED INCOME*

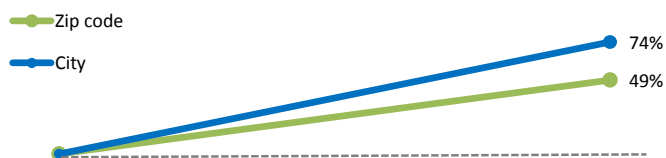
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$144,200**

**Median Rent \$898**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs. 71%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs. 11%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

#### Buy

**13%**

#### Rent

**8%**



Artists & Musicians  
(earning about \$31,000 per year)

**23%**

**32%**



Teachers  
(earning about \$48,000 per year)

**69%**

**83%**



Tech sector professionals  
(earning about \$84,000 per year)

**99%**

**99%**

#### Compared to the city overall, this ZIP code has...

- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

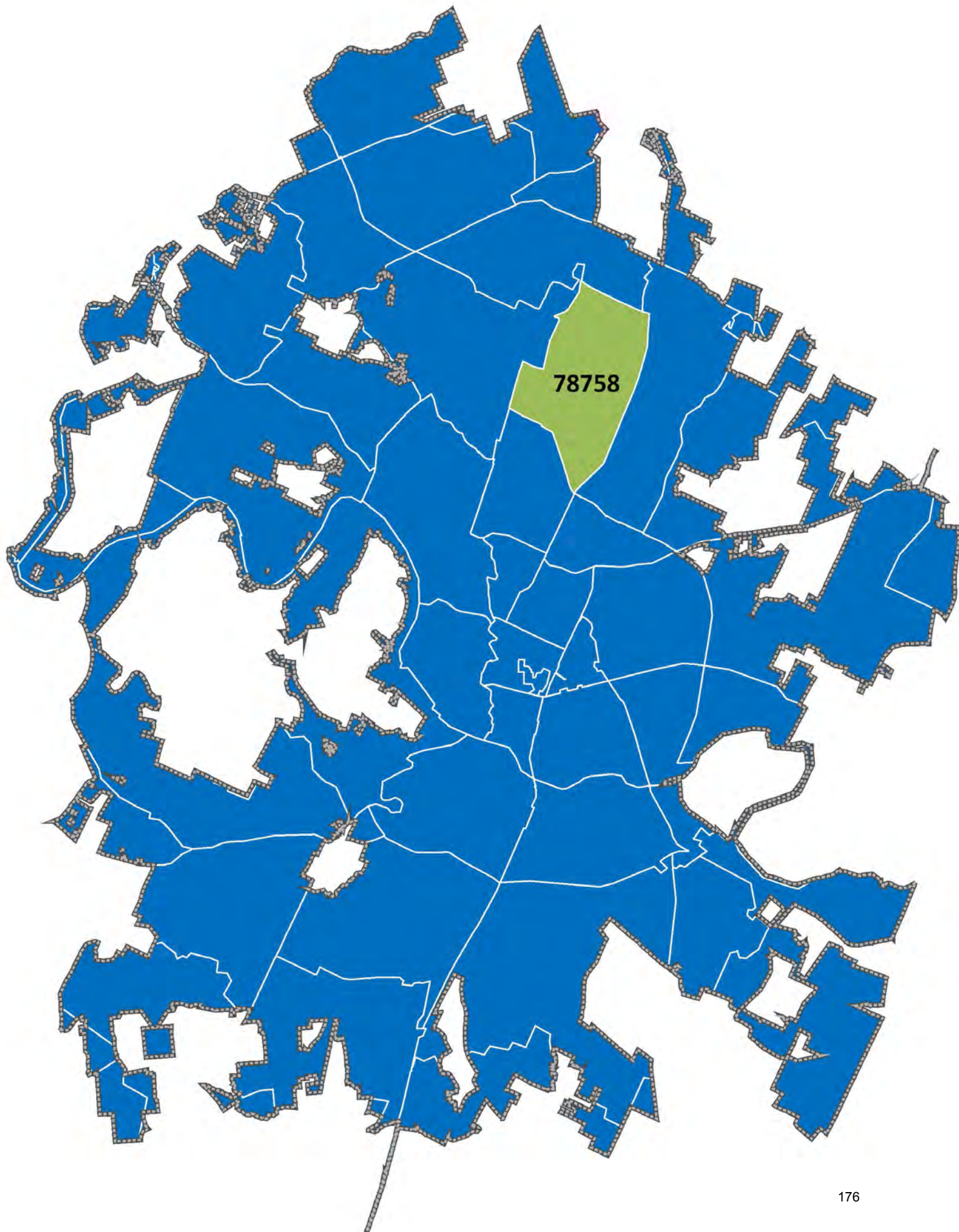
#### Transportation

**75%** of ZIP code residents live within a quarter mile of a transit stop

**\$668** is the average monthly transportation cost for residents of this ZIP code

**40%** of housing + transportation costs in this ZIP code are from transportation costs



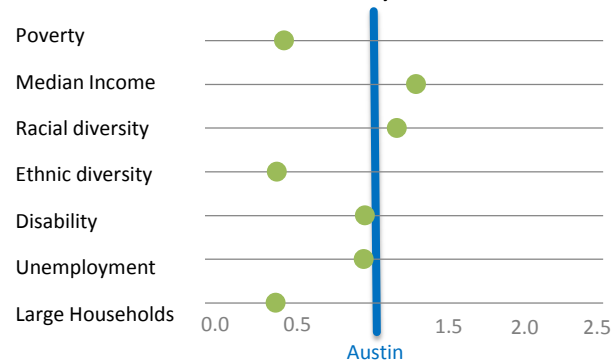




## AUSTIN ZIP CODE 78759

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



**Income balance:** does this ZIP code have a healthy mix of incomes?

*Yes, this zip code is MIXED INCOME*

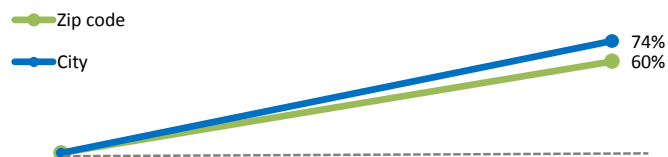
### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent



#### change in median home value



### Housing Affordability

**Median Home Value: \$307,800**

**Median Rent \$962**

#### Homeownership for residents earning less than \$50,000

**29%** of owners city-wide earn less than \$50,000 **vs.** **13%** of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than \$25,000

**33%** of renters city-wide earn less than \$25,000 **vs.** **3%** of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...



Retail and service workers  
(earning about \$24,000 per year)

**Buy**

**Rent**

**2%**

**2%**



Artists & Musicians  
(earning about \$31,000 per year)

**3%**

**18%**



Teachers  
(earning about \$48,000 per year)

**13%**

**75%**



Tech sector professionals  
(earning about \$84,000 per year)

**45%**

**99%**

#### Compared to the city overall, this ZIP code has...

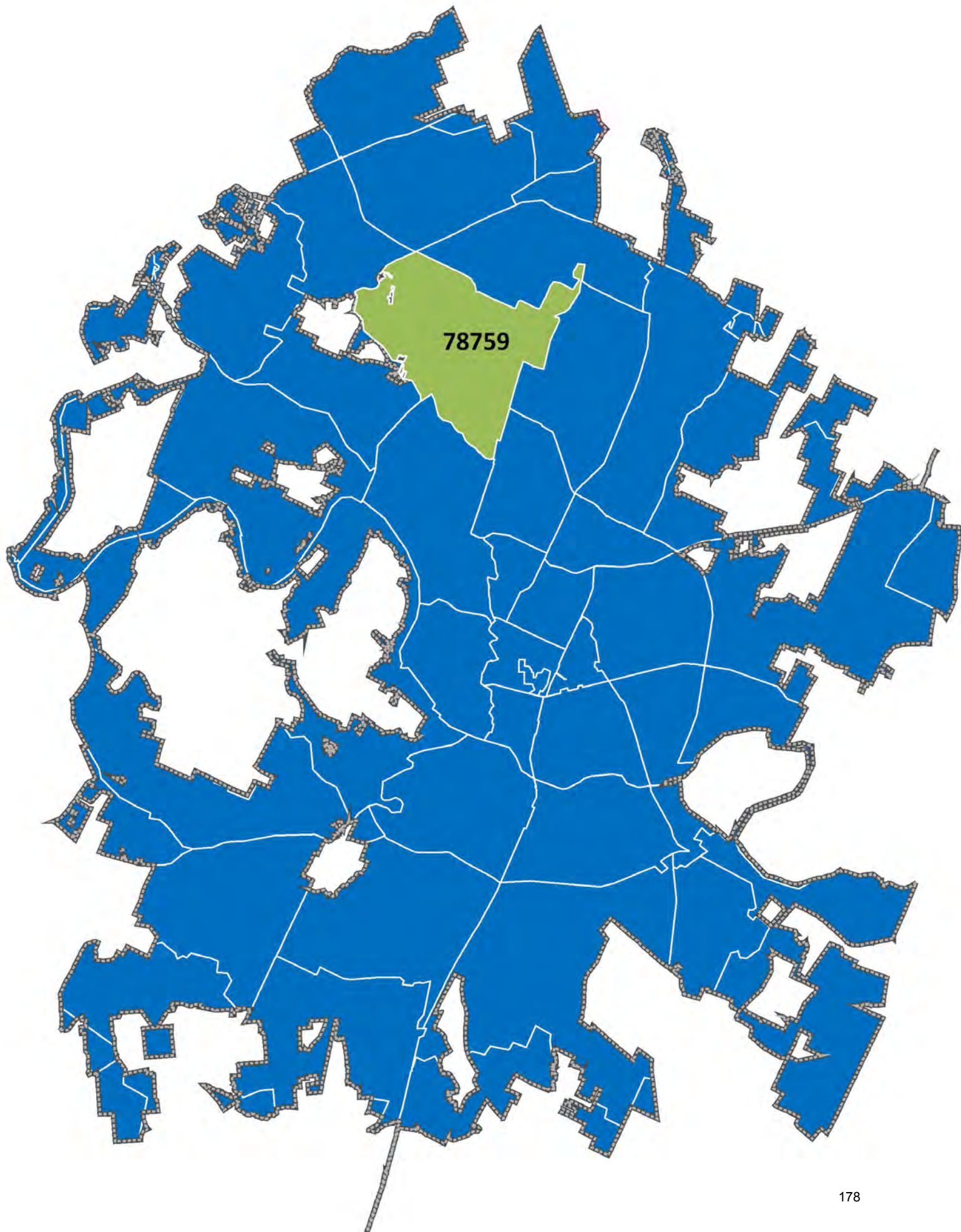
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

#### Transportation

**28%** of ZIP code residents live within a quarter mile of a transit stop

**\$629** is the average monthly transportation cost for residents of this ZIP code

**40%** of housing + transportation costs in this ZIP code are from transportation costs



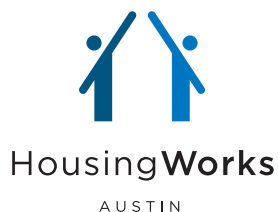
## **Appendix IB: Taking Action: Preservation of Affordable Housing in the City of Austin**



# Taking Action:

## Preservation of Affordable Housing in the City of Austin

July 2014



**Prepared by:**  
HousingWorks Austin



**Prepared for:**  
Austin Housing Finance Corporation  
City of Austin

## Executive Summary

As demonstrated by the 2014 Comprehensive Housing Market Analysis, completed by BBC Research & Consulting, Austin has an enormous need for affordable housing. The city has approximately 18,500 units of subsidized rental housing but needs an additional 48,000 rental units affordable to people earning \$25,000 per year or less. In order to address this gap, the city will need to employ a multi-tiered strategy – one component of which will be preserving existing affordable stock.

Preservation of existing affordable housing stock is important because it is cost efficient, environmentally responsible, and it aligns with local planning initiatives. Preservation is closely tied to the Imagine Austin Comprehensive Plan's call for "complete communities" – inclusion of a wide range of housing types and price points in all parts of town.



*Above: Preservation of existing affordable housing stock is important because it is cost efficient, environmentally responsible, and it aligns with local planning initiatives.*

In this report, HousingWorks identifies the universe of both subsidized and nonsubsidized affordable rental stock and maps the location of those units. There is a significant amount of affordability that is embedded in private, market rate rental properties that are well-located, with proximity to public transit, in high opportunity areas.

HousingWorks' preservation strategy is closely aligned with University of Texas professor Elizabeth Mueller's "Green and Inclusive Corridors" project. Through her research, Dr. Mueller is narrowing the universe of buildings and corridors that should be prioritized for preservation.

**In this report, HousingWorks recommends the following actions:**

1. Adopt Homestead Preservation Districts and TIFs
2. Maximize Tax Incentives for Preservation
3. Develop a Preservation Strike Fund
4. Reconvene Stakeholder Group

Because Austin is experiencing the effects of a strong rental market (historically high occupancy coupled with high rental rates), the pressure on market rate affordable housing (in addition to the pressure on subsidized housing with expiring contracts), is enormous. It is critical for the City of Austin to take bold action and implement the detailed recommendations that follow.

## Background and Introduction

Rental housing is a critical component of the housing stock. In fact, renters make up a disproportionate share of households in the City of Austin. Nearly 55% of the city's households are renters, compared to approximately 35% for the country as a whole. Austin has a higher proportion of renters than many peer cities, including Phoenix, AZ (47.1%), Denver, CO (52.5%), Charlotte, NC (45.7%), and Portland, OR (46.9%).<sup>1</sup> This makes rental housing a particularly important asset in our community.

While preservation is a term with multiple meanings, affordable housing preservation is typically a strategy to ensure that affordability restrictions (usually the result of some sort of federal, state, or local subsidy) are in place to ensure that units remain affordable over time. Like most major cities, though, Austin does not have a significant amount of federally subsidized housing stock. Rather, the bulk of the city's affordable housing is private, market rate affordable housing. As these properties have aged, sometimes falling into disrepair and/or suffering the consequences of undercapitalization, they have become "affordable."

In April 2007, the University of Texas School of Law Community Development Clinic released *Preserving Austin's Multifamily Rental Housing: A Toolkit*. This report was precipitated by the impending loss of a significant number of affordable apartment properties in central Austin, with major implications for central city schools and racial/ethnic and socio-economic diversity in the city's urban core. Older apartment complexes, many of which provided affordable housing to low-wage workers and low-income families, were being redeveloped into high-end rental complexes.

The 2007 report provided a variety of strategies to counteract this trend. Tools included public funding, private finance, tax tools, zoning and land use policies, and regulatory tools. Some of those recommendations have been implemented (to various degrees). All of the recommended tools and strategies remain relevant options today.

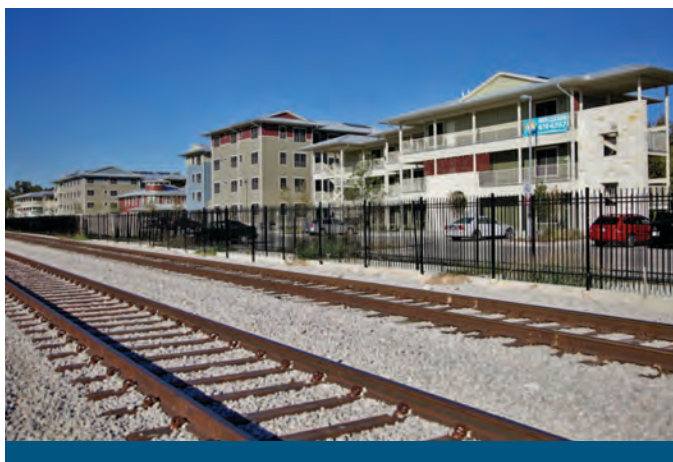


*Above: Older complexes, many of which provided affordable housing to low-income families, have been torn down and redeveloped into properties serving higher-income individuals.*

In April 2008, a few months before the historic crash of the financial markets, City of Austin Neighborhood Housing and Community Development (NHCD) issued the report, *Preserving Affordable Housing in Austin, A Platform for Action* in order to proactively address the loss of affordable housing stock in the community. The spring 2008 report profiled both subsidized and unsubsidized housing stock, explored "best practices" in preservation, and developed policy recommendations for action.

(1) American Community Survey, DP04 Selected Housing Characteristics, 1 Year Estimates, 2012.





*Above: Rental housing is a critical component of Austin's housing stock.*

Timing is critical. Because Austin is experiencing the effects of a strong rental market (historically high occupancy coupled with high rental rates), the pressure on market affordable housing (in addition to the pressure on subsidized housing with expiring contracts), is enormous. These pressures underscore the importance of developing and implementing a comprehensive preservation strategy.

In June 2012, City Council adopted the Imagine Austin Comprehensive Plan, which specifically called for a diverse housing stock in all parts of town, to ensure a wide range of household affordability and transportation options near employment centers.

In May 2013, City Council passed Resolution No. 20130509-031, which recognizes the importance of existing affordable multifamily housing stock in addressing affordability challenges throughout the city. The council resolution calls on the city manager to address preservation of existing affordable housing as a component of the city's near-term housing planning efforts. This resolution builds on the momentum of the city's 2008 study, *Preserving Affordable Housing in Austin: A Platform for Action*, among other studies.

With multiple inter-related initiatives underway – including CodeNEXT, the city's first comprehensive land

development code rewrite in 30 years, the potential adoption of Homestead Preservation Districts, the 2014-2019 Consolidated Plan, and the 2014 Comprehensive Housing Market Study – this City Council resolution presents a timely opportunity to lay out a clear and comprehensive strategy for preservation of affordable housing.

As a follow up to the 2008 report, Austin Housing Finance Corporation (AHFC) has contracted with HousingWorks Austin to develop a comprehensive preservation strategy. This report lays out a multi-faceted preservation strategy with both quantitative and qualitative goals, as well as financial strategies for implementation.

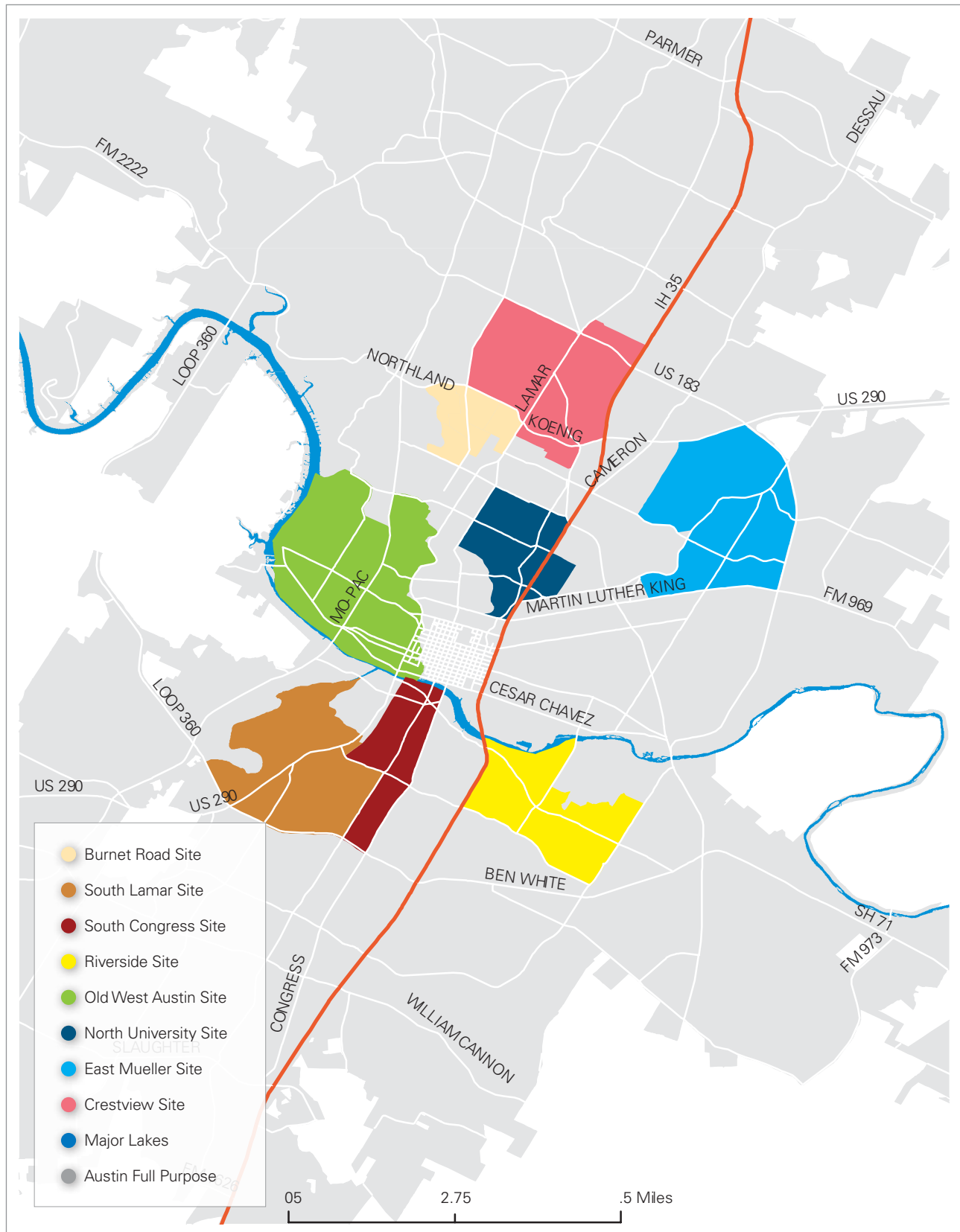
HousingWorks staff is working in concert with University of Texas Community and Regional Planning Professor Elizabeth J. Mueller, who received a HUD Sustainable Housing and Communities grant for her Green and Inclusive Corridors project. Dr. Mueller's work includes (1) developing criteria and measures to identify and prioritize neighborhoods that are both vulnerable to redevelopment and located in areas that offer important benefits to low income renters; (2) developing a library of building typologies of aging multifamily rental stock in these corridors; and, (3) developing scenarios for building rehabilitation. The priority corridors currently being contemplated are shown in the map on the next page (page 4).

Dr. Mueller's work will yield recommendations for criteria to use in selecting buildings for rehabilitation, for adoption of rehab-supportive policies, and for integrated planning for infrastructure, transportation and housing investment in order to support successful transformation of well-located properties into ongoing sources of affordable housing.

Both HousingWorks' research and recommendations and Dr. Mueller's research and recommendations will guide the City of Austin toward an ambitious and progressive preservation strategy.

## Preserving Affordable Rental Housing

Selected Case studies | Austin TX



## Why Does Preservation Matter?

As a country, we have invested billions of dollars in publicly subsidized affordable housing. Developing new affordable housing, particularly in areas like Austin with extremely high land prices, is an expensive endeavor. Even with modest finish out and fewer amenities than other newly constructed “Class A” complexes, new construction of affordable rental multifamily development (stick form construction) in Austin costs between \$125,000 and \$175,000 per unit.

National studies have shown preservation and rehabilitation to cost one-half to two-thirds of new construction.<sup>2</sup> This national estimate is corroborated by local experience, including research featured in Professor Elizabeth Mueller’s 2012 report “Creating Inclusive Corridors: Austin’s Airport Boulevard.”<sup>3</sup> In short, preservation is faster, greener, and cheaper than new development.

Preservation is closely tied to the Imagine Austin call for “complete communities” – inclusion of a wide range of housing types and price points in all parts of town. Preserving affordable housing can enable low-income households to stay in neighborhoods that are quickly gentrifying. The City of Austin is experiencing rapidly increasing property values. Given the lack of sales data on multifamily properties, the rise in residential single-family home values can be used as a proxy. The map on the next page (page 6) shows the change in single-family home value by zip code between 2005 and 2012.

This shift in land values is forcing some long-standing residents from historically low-income and minority areas to move and causing the redevelopment of many older

properties. By investing in preservation – both single family and multifamily – the city would be investing in racial/ethnic and socioeconomic diversity.

At the same time housing costs are rising, wages are stagnating and the baby boom is retiring. Therefore an increasing number of individuals and households are living on lower or flat incomes.

As a result, there is increasing demand for affordable rental housing, and the gap between needs and availability is growing. According to The Urban Institute, for every 100 extremely low-income renter households (<30% MFI) in Travis County, there are only 13 affordable and available rental units.<sup>4</sup> That number declined from 18 units in 2000 to 14 units in 2006. While the number of deeply affordable subsidized housing units has increased since 2000 through various forms of public investment, it cannot keep up with the growing demand.

The 2009 Comprehensive Housing Market Study found that only 1 of 6 renters earning less than \$20,000 a year could find affordable housing. The result was a gap in affordable rental units of approximately 37,000 units. According to the updated 2014 Comprehensive Housing Market Analysis, the need for low-income units increased from approximately 37,000 to 48,000 rental units. Again, the public investment in affordable housing (via federal, state, and local subsidy) has resulted in an increase in deeply affordable units but cannot fill the widening gap between supply and demand from the growing lower-income population.

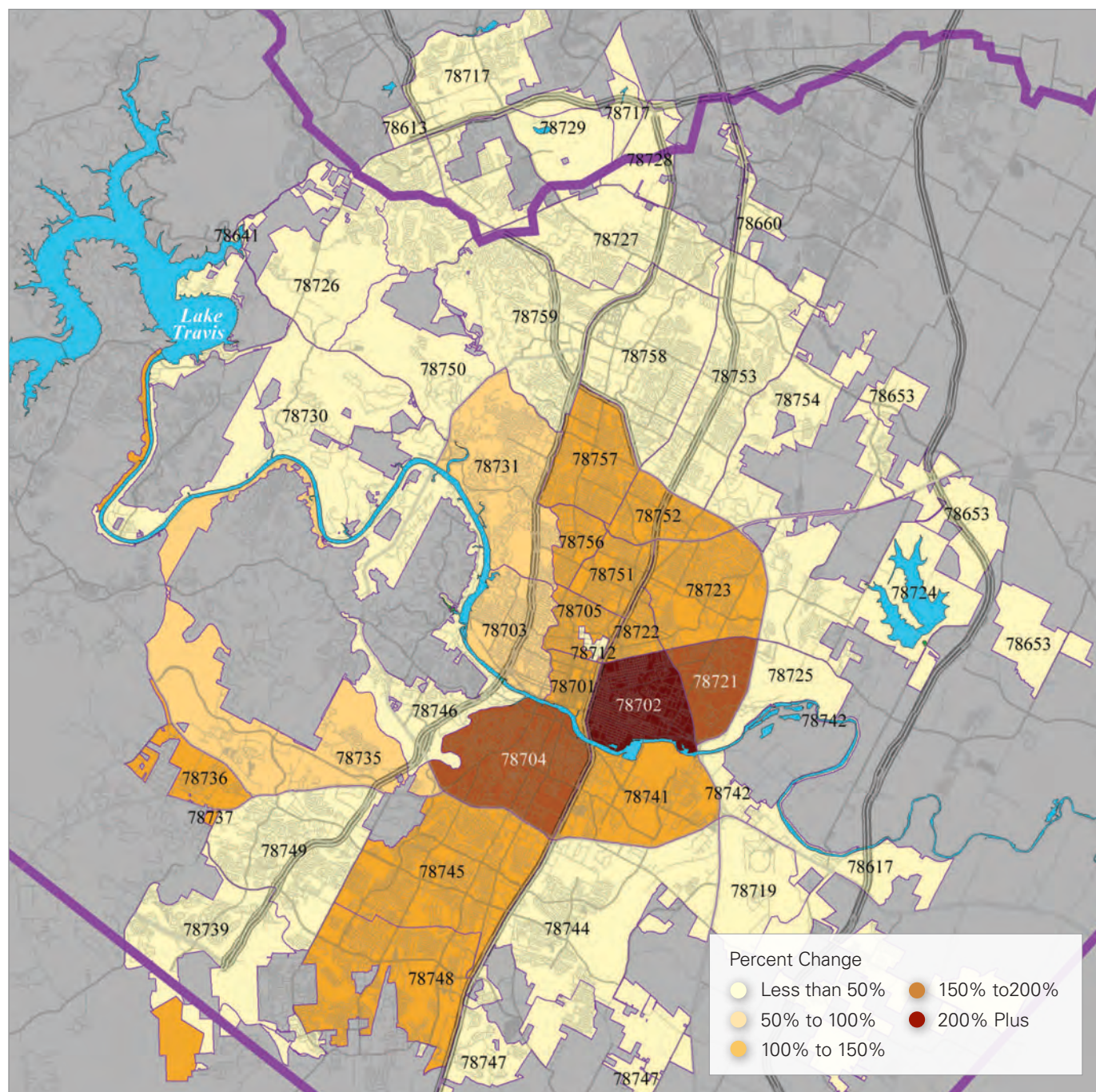
(2) *Evidence Matters*, “Preserving Affordable Rental Housing: A Snapshot of Growing Need, Current Threats, and Innovative Solutions.” Summer 2013. Page 3.

(3) [http://www.academia.edu/1856564/Creating\\_Inclusive\\_Corridors\\_Austins\\_Airport\\_Boulevard](http://www.academia.edu/1856564/Creating_Inclusive_Corridors_Austins_Airport_Boulevard)

(4) Mapping America’s Rental Housing Crisis, The Urban Institute, 2014. <http://www.urban.org/housingaffordability/>



## Median Single-Family Value Change by Zip Code: 2005-2012



## Stakeholder Process

City Council Resolution No. 20130509-031 directs the City Manager to work with stakeholders to advance preservation initiatives. On November 13, 2013, Neighborhood Housing and Community Development (NHCD) convened a stakeholder process with representatives from a variety of interests, including the Austin Apartment Association (AAA), Austin Board of Realtors (ABoR), the Real Estate Council of Austin (RECA), the Housing Authority of the City of Austin (HACA), the Community Housing Development Organization (CHDO) Roundtable, and the Community Development Commission (CDC).

### The November 2013 conversation included the following major themes:

- Need to target preservation in transit-rich and high opportunity areas
- Need for strategic investment with performance measures
- Need to clearly define affordability and make sure to target those most in need (e.g., less than 30% MFI)
- Need to consider preservation of both single-family and multifamily housing stock

In addition, participants shared their knowledge of best practices, including acquisition and rehabilitation programs in Chicago and New York City; programs that enable private owners to sell multifamily properties to nonprofit organizations; and programs that provide incentives to multifamily property owners to keep units affordable while providing energy efficiency and other upgrades.

The group agreed to a follow up meeting and interim communication, pending the release of the 2014 Comprehensive Housing Market Study. In researching and developing recommendations included in this report, HousingWorks had multiple individual meetings, phone calls, and conversations with stakeholders including (among others) AAA, ABoR, RECA, and HACA. Both ABoR and AAA provided data and/or insight that helped to establish the baseline of the affordable multifamily housing stock.

*Below: Preservation of affordable multifamily rental housing in high opportunity areas allows families with children to succeed.*





## Establishing a Baseline of Multifamily Rental Housing Stock for Preservation

The city's affordable multifamily housing stock consists of both subsidized and unsubsidized rental housing. According to the 2010 census data, the City of Austin has 354,241 housing units, 178,226 of which are renter-occupied. As discussed below, approximately 18,500 units are publicly subsidized. Accordingly, only approximately one in 10 rental units has affordability restrictions.

As part of BBC Research & Consulting's contract with the City of Austin, the 2014 Comprehensive Market Study was scoped to include the following requirements:

- Quantify and locate the privately owned and subsidized aging housing stock throughout the City, including units lost or retired over the past ten years.
- Identify geographic areas where this stock is concentrated. Include factors that reveal substandard housing conditions such as overcrowding or code compliance complaints.
- Analyze the current rents and future rental trends for aging stock, including those subsidized units that will expire in the next 20 years.



### Multifamily Rental Housing Stock: Subsidized

The City of Austin is home to 186 publicly subsidized apartment properties, providing approximately 18,500 rental units with affordability requirements. These requirements are triggered by federal, state, and/or local funding sources, including Low Income Housing Tax Credits, Project Based Rental Assistance, HUD Direct Loans (Section 202 or Section 811), and HUD insurance:

| Type of Subsidized Housing                   | 2008 Inventory | 2014 Inventory      | Expiration Date   |
|--|----------------|---------------------|---|
| Housing Authority of City of Austin (HACA)   | 1,928          | 1,817               | Ongoing, subject to federal authorization               |
| Austin Affordable Housing Corporation (AAHC) | N/A            | 505                 | N/A   |
| Housing Authority of Travis County (HATC)    | 105            | 325                 | Ongoing, subject to federal authorization               |
| Austin Housing Finance Corporation (AHFC)    | N/A            | 7,267               | Minimum 40 years  |
| Project-Based Section 8                      | 1,347          | 2,077               | Varies, according to HUD contract                       |
| Low-Income Housing Tax Credits (LIHTC)       | 8,122          | 9,887               | 15-30 year affordability; earliest will expire in 2020. |
| Section 202                                  | 405            | 298                 | 40 year affordability                                   |
| Section 811                                  | 103            | 185                 | 40 year affordability                                   |
| Total Affordable Housing Inventory           | 17,706         | 18,524 <sup>5</sup> |   |

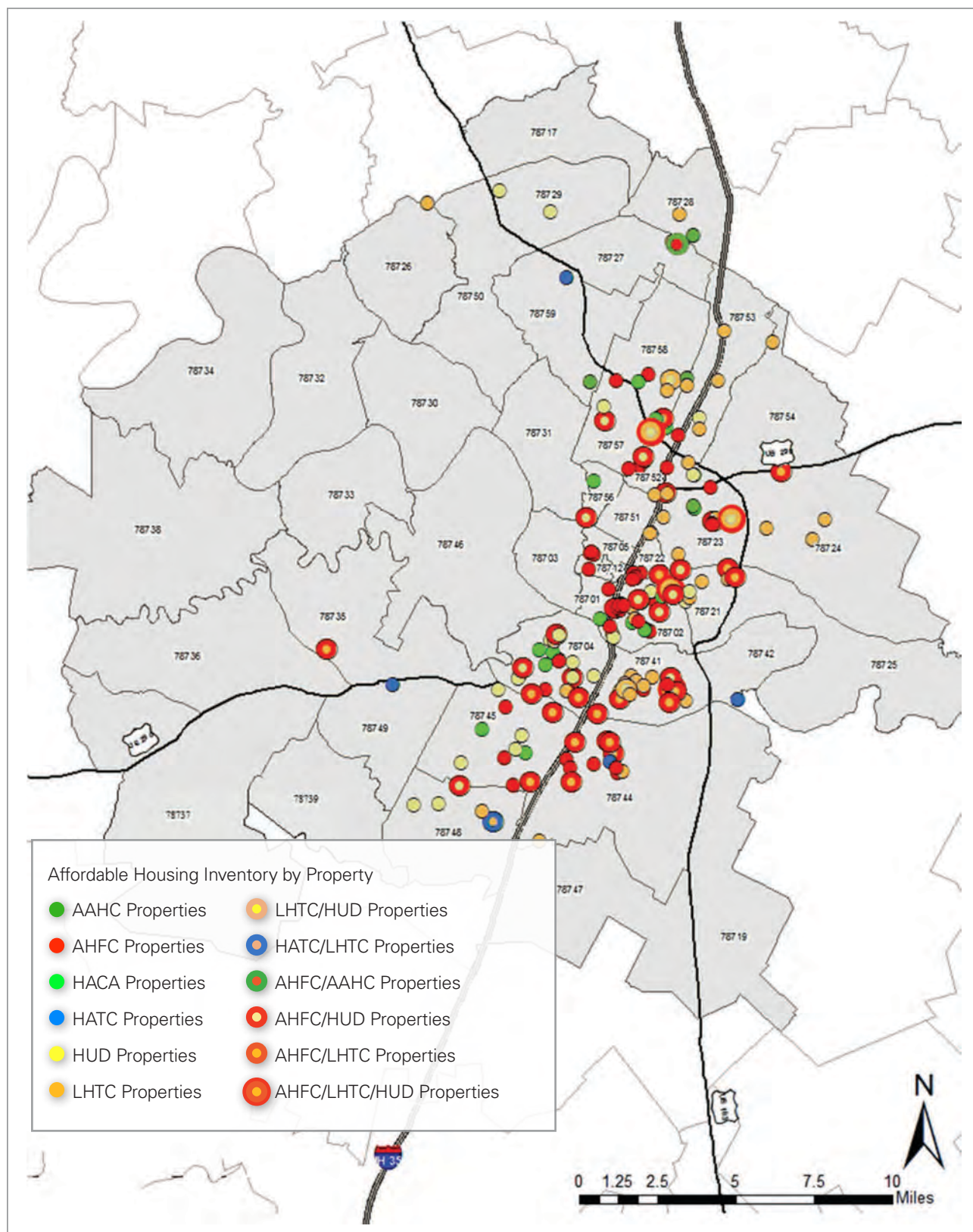
  

|                               |       |       |   |
|-------------------------------|-------|-------|---|
| HACA, Housing Choice Vouchers | 5,023 | 5,700 | Ongoing, subject to federal authorization |
| HATC, Housing Choice Vouchers | 673   | 568   | Ongoing, subject to federal authorization |

<sup>(5)</sup> City of Austin Fiscal Year 2014-19 Consolidated Plan, Appendix I: Housing Market Analysis, Community Needs Assessment, Market Trends and Public Comments, June 2014 Draft, Page 6, Figure 8.



## Subsidized Housing Inventory



As illustrated by the inventory map on the previous page (page 7), the city's subsidized housing is distributed throughout the City of Austin, but there are certain areas with a disproportionate amount of these properties. As reported by the 2014 Comprehensive Housing Market Analysis, two zip codes (78741 – east of IH-35 between Riverside and 71 and 78753 – north of Highway 183 spanning IH-35) have a disproportionate amount of subsidized rental housing.<sup>6</sup>

Zip code 78741, located in southeast Austin and encompassing the East Riverside Drive corridor, includes 18% of the total subsidized housing inventory. The vast majority of these units (nearly 80%) were financed through the Low Income Housing Tax Credit (LIHTC) program. Zip code 78753, located in north Austin and spanning a section of the IH-35 corridor, includes 10% of the total subsidized housing inventory. Approximately two-thirds of these units are governed by LIHTC program regulations, which include affordability restrictions at 60% MFI that are generally in place for between 15 and 30 years.

Nearly 13% of subsidized rental units city-wide (2,463 units) are governed by affordability restrictions that will expire within the next 10 years. The vast majority (93%) of these units are located in privately-owned, for-profit developments. Without additional subsidy or other compelling reasons, private for-profit owners are generally not motivated to extend affordability provisions. The remaining seven percent of the 2,463 units are located in properties owned by mission-focused nonprofits, which are likely to continue the affordability provisions.

The City of Austin has demonstrated its ability to garner the political support for preservation and willingness to invest in preservation of affordable housing in recent

years. There are multiple successful examples of local public-private collaborations. In 2013, for example, City Council unanimously supported a 9% LIHTC application for Oak Creek Village Apartments in 78704 (central south Austin). The application was part of the Texas Department of Housing and Community Affairs (TDHCA) statewide at-risk set-aside and will preserve 173 units of deeply affordable housing located in a centrally-located and highly-desirable area in the City of Austin. While the property will be completely redeveloped with increased density and market-rate units, the city worked with the private developer to increase zoning entitlements while maintaining the 173 deeply affordable units (governed by a Section 8 contract).

Other examples of collaborative preservation include affordable housing bond-funded acquisition and redevelopment (e.g., Marshall Apartments, Elm Ridge Apartments, Sierra Ridge, and Malibu Apartments), ongoing Rosewood Choice Neighborhood Planning Initiative (which contemplates the redevelopment of the Housing Authority of the City of Austin's (HACA) Rosewood Courts family development) and the upcoming redevelopment of the Rebekah Baines Johnson (RBJ) elderly housing development, which is a Section 236 elderly housing development with a 100-unit Housing Assistance Payments (HAP) contract.

As part of the City of Austin's preservation strategy, it is critical that the status of properties with subsidized units are closely monitored for expiring affordability periods and that the city continues to proactively collaborate with public and private entities seeking to preserving affordability.

<sup>(6)</sup> City of Austin Fiscal Year 2014-19 Consolidated Plan, Appendix I: Housing Market Analysis, Community Needs Assessment, Market Trends and Public Comments, June 2014 Draft, Page 6, Figure 8.



Above: Rental units with three (or more) bedrooms are critical for low-wage working families.

## Multifamily Rental Housing Stock: Unsubsidized

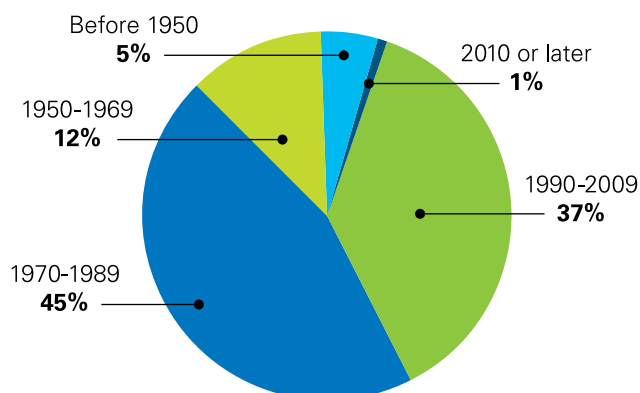
Although multifamily development slowed between 2009 and 2011 as a result of the credit crisis, there has been significant increase in development in the past several years. Currently, there are more than 16,000 multifamily units under construction.<sup>7</sup>

It is important to note that a significant amount of rental housing stock is older. Approximately 45% of renter-occupied housing was built in the 1970s and 1980s, making it ripe for redevelopment or significant capital improvements and expenditures (see chart in next column).

(7) City of Austin, Austin Multifamily Report, 1Q14.

(8) NHCD 2013 Rent and Income Limits, excluding utility allowance: ►

## Renter Occupied Units by Year Built



The majority of the City of Austin's affordable housing is privately-owned, unsubsidized, "market-rate" housing. Utilizing 2013 Rent Limits from the City's Neighborhood Housing and Community Development Department,<sup>8</sup> Capitol Market Research (CMR) determined that, within larger apartment properties of 50 units or more, there are slightly more than 25,000 efficiency, one-, two-, and three-bedroom rental units that are affordable to households earning at or below 50% MFI. If rent limits are increased to 60% MFI and below, that number increases to slightly more than 62,000 units (see chart below).

|                            | < 30% MFI | 30% MFI - 50% MFI | 50% MFI - 60% MFI | Total < 60% MFI |
|----------------------------|-----------|-------------------|-------------------|-----------------|
| Number of Affordable Units | 319       | 24,907            | 36,829            | 62,055          |

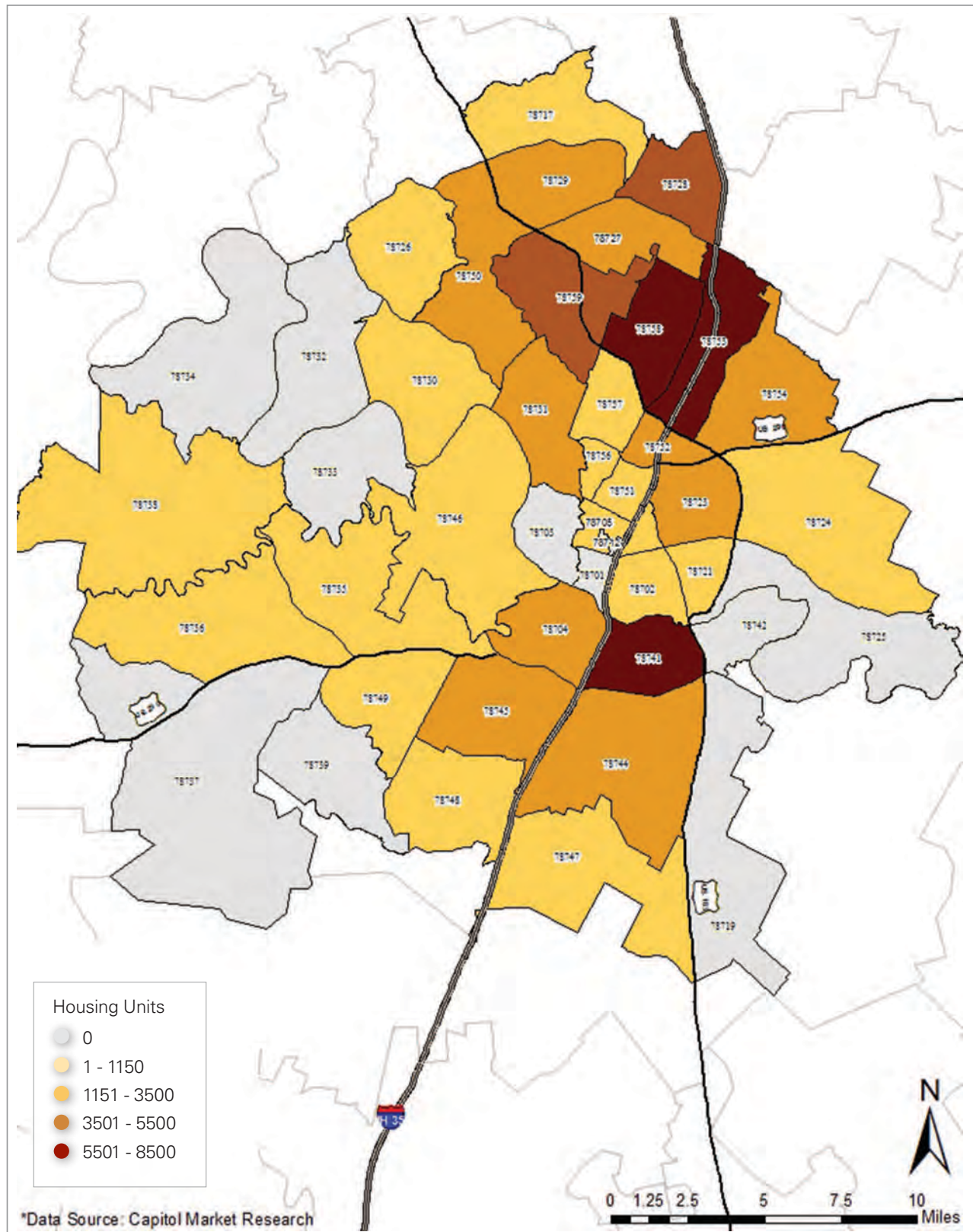
Out of more than 62,000 units, there are less than 5,300 three-bedroom units affordable to households at or below 60% MFI. These units provide a critical (and dwindling) supply of affordable housing for low-wage working families.

| Rent Limits |            |           |           |           |
|-------------|------------|-----------|-----------|-----------|
|             | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom |
| 30% MFI     | \$399      | \$427     | \$513     | \$591     |
| 50% MFI     | \$665      | \$712     | \$855     | \$986     |
| 60% MFI     | \$798      | \$854     | \$1,026   | \$1,183   |



## Housing Units at 60% MFI and Below

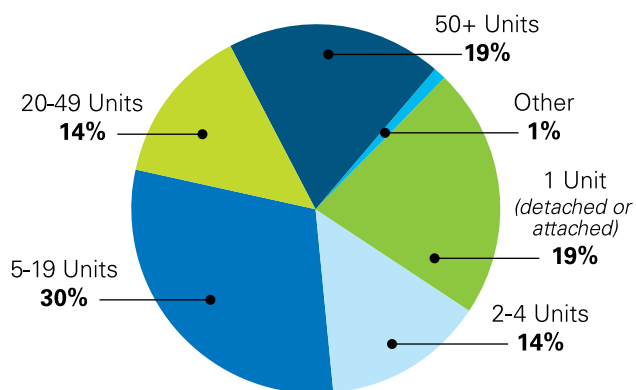
The map below shows the distribution of private market “affordable” units (60% MFI and below):



While it is instructive to look at units by rental rate, another perspective is to look at apartment complexes by “class.” The real estate industry divides properties into Class A, B, C/D, based on location, age, amenities, and construction type. Class A complexes are recently developed, well-located, with numerous amenities, and the highest rents. The classifications are fairly subjective but provide insight into the potential for affordability.

According to Austin Investor Interests 4th Quarter 2013 data, there are 293 Class C properties (containing 55,796 units) in the City of Austin. The average rental rate for these properties varies from \$.70/sf to \$1.92/sf. The affordability varies widely and appears closely linked to location. A map showing the location of the Class C properties is on the next page (page 14).

Both Capitol Market Research (CMR) and Austin Investor Interests data provide critical insight into market affordable units. But, it is important to remember that these market research firms only survey properties with 50 or more units. There are a significant number of complexes – many of which may provide affordable units – that are smaller than 50 units. In fact, as shown in the chart below, rental units in larger multifamily complexes (50+ units) only represent 19% of the city’s rental housing stock:<sup>9</sup>



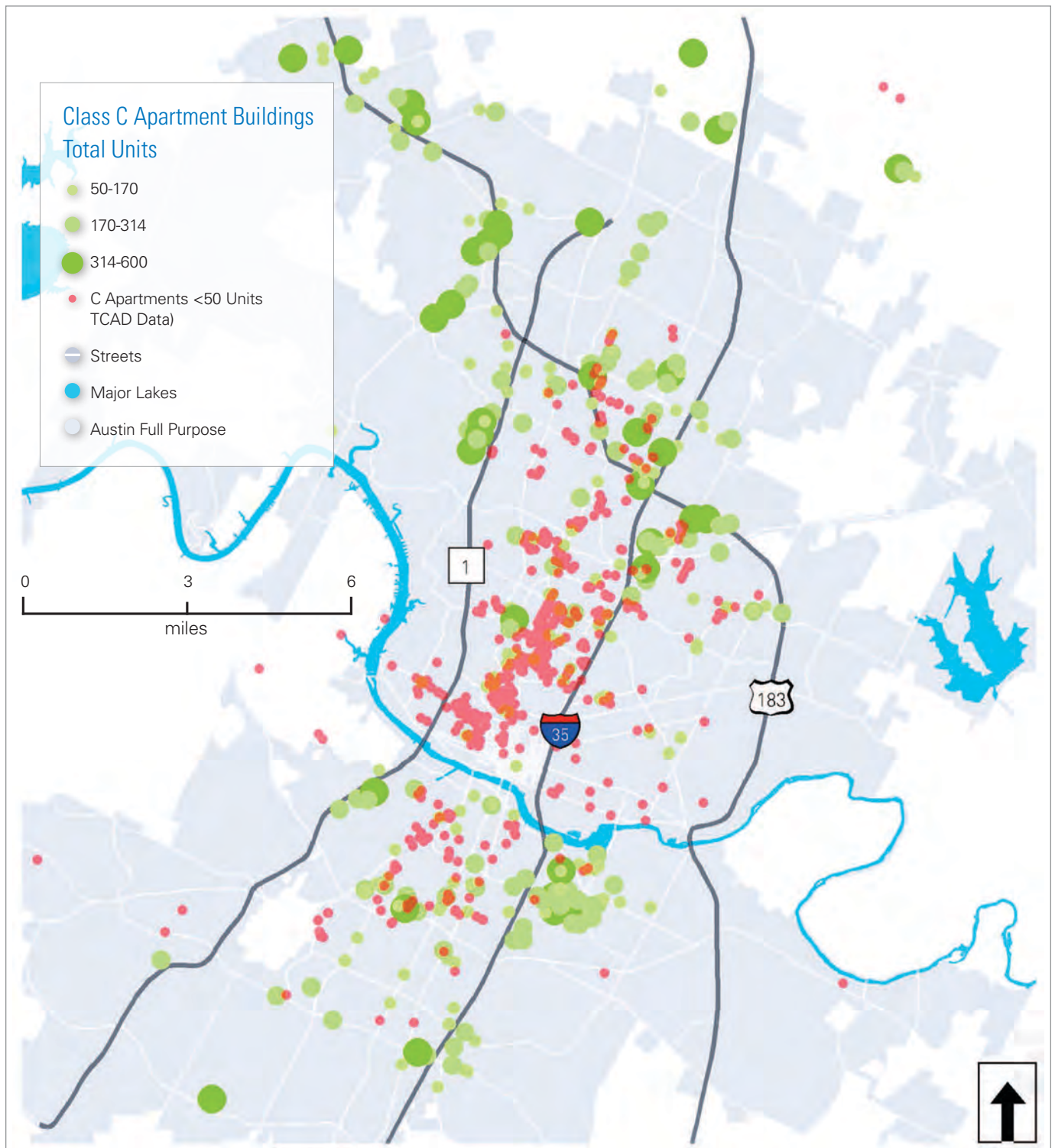
According to U.S. census data, 44% of renter-occupied housing units are in complexes that contain between 5 and 50 units. The remaining 37% of housing units are single-family, attached, duplex, triplex and four-plex structures. Smaller rental properties (one to four units) could potentially provide a significant amount of affordability; however, data gathering for such a large group of individually owned properties proved prohibitive given this project’s resource constraints. It may be beneficial to survey smaller properties as part of future research. For the purposes of this report, however, HousingWorks focused on multifamily rental properties that contain at least five units.

HousingWorks sought to gain greater perspective on the housing stock in smaller complexes that could potentially provide affordability. With the intent of exploring smaller, older, “Class C” complexes, HousingWorks requested Travis Central Appraisal District (TCAD) data for properties that met the following criteria: (1) multifamily residential; (2) between 5 and 49 units, inclusive; and (3) built in 1984 or earlier (e.g., 30+ years old).

The TCAD data yielded a total of 660 properties with nearly 10,500 units. However, TCAD data only provides minimal information regarding each property (e.g., ownership name and address, size of structure, size of land, and assessed value). To better understand the current distribution and characteristics of housing stock for older, smaller-unit rental properties in Austin, it was necessary to obtain additional information on the properties, such as unit size and distribution, occupancy rate, rental price per square foot, and whether the property accepted Section 8 vouchers.

(9) 2012 ACS, B25032, Tenure by Units in Structure.

## Class C Apartments





HousingWorks first created a randomized sample of the 660 properties. The sample set (50 properties) was reflective (in terms of size and location) of the overall universe of 660 properties. HousingWorks then designed a survey to collect variable information about the sample that was not already contained in the TCAD dataset. The survey included the following questions:

- What unit types are included in the property (e.g., number of bedrooms/bathrooms)?
- What is the rent by unit type?
- What is the average rent per square foot?
- Does the property accept Section 8 vouchers?
- What is the current occupancy rate?

The survey was administered for most properties via field collection, real estate database, and telephone. To ensure a 100% collection rate, properties were substituted randomly when data was unavailable.

### Findings

There is a significant amount of affordability contained within these smaller, older multifamily properties. In addition, these properties have a Section 8 acceptance rate that is more than twice the rate in larger properties.

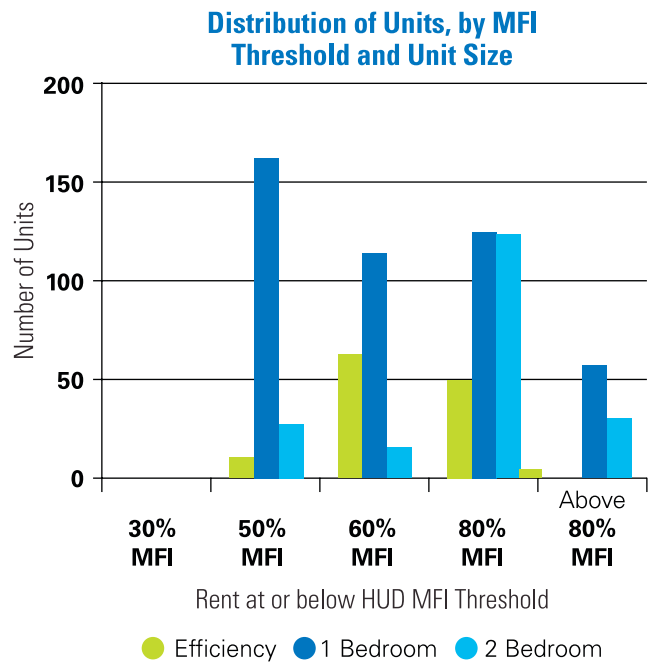
Using the same 2013 Rent and Income Limits that were utilized on the Capitol Market Research data (privately-owned market rate properties), HousingWorks analyzed the affordability levels within the 50-property sample.

The sample properties included a total of 785 units. As shown in the chart below, none of these properties had a single unit for rent at or below HUD 30% of Median Family Income (MFI):

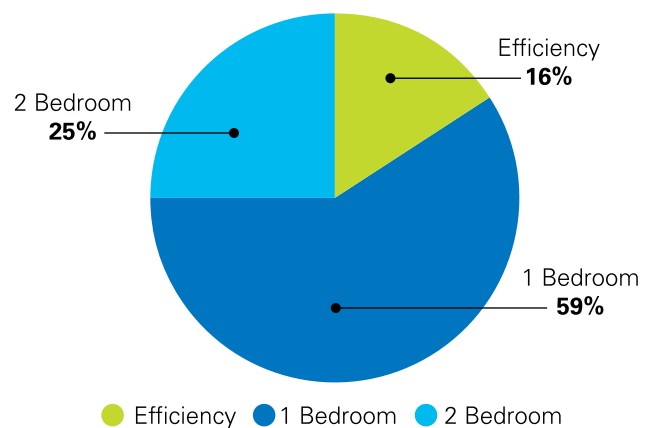
|            | 30% MFI | 50% MFI | 60% MFI | 80% MFI | Above 80% MFI | Totals |
|------------|---------|---------|---------|---------|---------------|--------|
| Efficiency | 0       | 12      | 63      | 49      | 4             | 128    |
| 1 bedroom  | 0       | 163     | 114     | 125     | 57            | 459    |
| 2 bedroom  | 0       | 28      | 16      | 124     | 30            | 198    |
| Total      | 0       | 203     | 193     | 298     | 91            | 785    |

However, more than half of the total units (396 units/785 units), were affordable at or below 60% MFI.

The distribution of rental prices and unit sizes is shown below:



The below charts further analyze the composition of the various unit sizes and their respective rent prices:



### Rent Limits

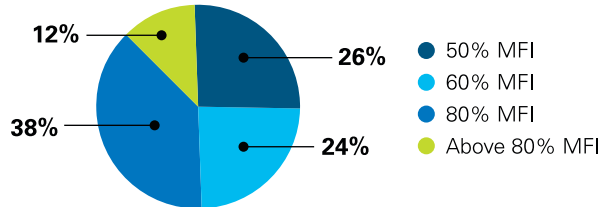
|         | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom |
|---------|------------|-----------|-----------|-----------|
| 30% MFI | \$399      | \$427     | \$513     | \$591     |
| 50% MFI | \$665      | \$712     | \$855     | \$986     |
| 60% MFI | \$798      | \$854     | \$1,026   | \$1,183   |

(10) NHCD 2013 Rent and Income Limits, excluding utility allowance: ►

*Figure A: All Units*

As shown in Figure A, none of the 785 units had a rental price at or below the HUD 30% MFI threshold. The largest percentage of units were those with a rental price at 80% MFI but greater than 60% MFI. Rental prices at 50% MFI and 60% MFI threshold were nearly evenly distributed, and a small number of units fell above the 80% MFI threshold.

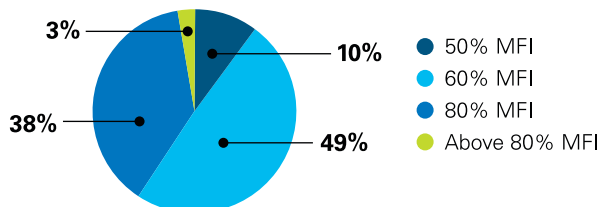
**Figure A: MFI Threshold, All Units**



*Figure B: Efficiency Units*

The unit size chart shows efficiency units were the smallest size category at 16%. The relative rent prices for these units were also the least affordable; only 10% of these properties had rent prices of 50% MFI or lower. Compared to the overall MFI distribution (Figure A), efficiency units had a much smaller percentage of 50% MFI units and a much larger percentage of 60% MFI units. These numbers suggest that efficiencies in the sample were marginally less affordable than the average distribution.

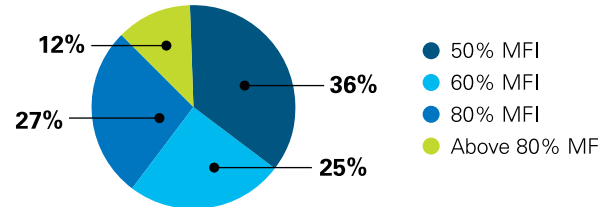
**Figure B: Efficiency**



*Figure C: One-Bedroom Units*

One-bedroom units comprised 59% of the total units and essentially shared the same relationship in rent prices to their relative overall proportion. The only exception here was the number of units with rents at the 50% MFI threshold; compared to the average, one-bedrooms in the sample have 10% more units at 50% MFI rent. These figures suggest a significantly higher rate of affordability than the overall distribution.

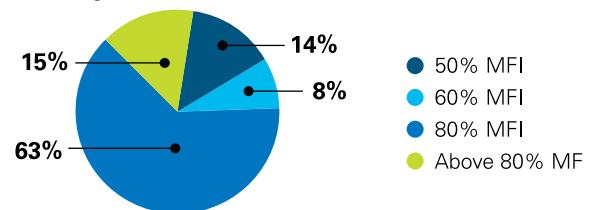
**Figure C: 1 Bedroom**



*Figure D: Two-Bedroom Units*

Two-bedroom units had a 25% share of total unit sizes but a very disproportionate percentage of affordable rent prices, making the subgroup the least affordable of all unit sizes in the sample. 63% of two-bedroom units had rents at 80% MFI threshold, compared to an overall average of 38%. Likewise, the relative share of units at 50% MFI and 60% MFI rents was much lower for two bedrooms, at 22% compared to the overall 50% average.

**Figure D: 2 Bedroom**





*Above: The majority of smaller, aging multifamily rental housing stock is centrally-located and well-served by public transportation.*

The above findings suggest that one-bedroom units have a much higher concentration of affordability compared to the overall average. Two bedroom units in the sample had much less affordability and efficiency units proved to be marginally less affordable than other unit sizes. While there is a breadth of affordability among all sizes, two-bedroom units are most accommodating for families. With very little affordability in these units, this subset of rental stock will likely have a greater impact on single-person households and less so for families.

Despite this finding, it is important to note that the instances of affordability are much higher for the subset population than the overall rental market in the Austin area.

### *Section 8 Housing Choice Vouchers*

The descriptive statistical analysis showed that 14% of the sample properties accepted Section 8 Housing Choice Vouchers. *This acceptance rate is more than double the rate for larger multifamily rental complexes in the Austin metro area.*<sup>11</sup>

This suggests that, despite a growing reluctance among property managers to accept Section 8, the smaller, older property subset showed a much higher rate of acceptance than the citywide rental population. Further research should be conducted to analyze the overall impact of this higher acceptance rate on affordable housing stock.

### *Conclusion*

Existing apartment properties providing rents affordable to households with incomes under 60% MFI are a critical asset to the housing stock of Austin – and essential to the Imagine Austin vision of a mix of price points in all parts of town. The majority of the smaller, aging multifamily housing stock identified through the TCAD data is centrally-located and well-served by public transportation options. These attributes make it ideal for affordable housing for low-income households but also make it ripe for redevelopment and displacement of low-income households. This confluence of factors makes it critical to proactively and intentionally address preservation.

<sup>(11)</sup> Austin Tenants' Council's 2013 survey of multifamily properties (50+ units) showed that only 6% of these properties accepted Section 8 Housing Choice Vouchers.



## Recent Accomplishments

The City of Austin has made enormous strides since the 2008 release of *Preserving Affordable Housing in Austin: A Platform for Action*. For example, data collection and monitoring has vastly improved over the past five years. The data on existing subsidized affordable housing is publicly available, current, and detailed.

The Sustainable Places Project (funded by a \$3 million U.S. Department of Housing and Urban Development grant) has advanced our understanding of the impact of data sharing and coordinated planning by creating various analytics tools to enhance scenario planning at the regional level. As part of the Sustainable Places Project, The University of Texas at Austin, Community and Regional Planning, Professor Elizabeth Mueller developed a redevelopment/displacement metric, which is essentially a model for predicting redevelopment based on the ratio of the value of improvements to land, combined with census tract level data on the presence of low-income renter households.

As part of her current Green and Inclusive Corridors Project, Dr. Mueller is expanding this metric into a tool to help prioritize corridors and properties for preservation

efforts. The tool will be able to identify multifamily parcels that are likely to redevelop within the next 10 years that are currently home to low-income renters. This tool will be critical as the City of Austin implements the Imagine Austin vision and tries to balance encouraging redevelopment in transit-rich corridors while minimizing the impacts of displacement and gentrification. The tool will help the City of Austin identify which properties should be acquired, rehabbed, and preserved for long-term affordability. The Green and Inclusive Corridors Project will be completed in summer 2015.

As mentioned previously, the city has developed multiple successful collaborations with public and private entities. In the past several years, the city intervened to preserve affordability at several private apartment complexes, including Malibu Apartments, Elm Ridge Apartments, and Marshall Apartments. Without proactive intervention, the likelihood of redevelopment and low-income tenant displacement was high.

The chart below highlights several of the city's recent preservation projects:

| Property                     | # Affordable Units | AHFC Subsidy | Affordability Period | Per Unit Average Subsidy |
|------------------------------|--------------------|--------------|----------------------|--------------------------|
| Elm Ridge Apartments         | 130                | \$2,500,000  | 99 years             | \$19,230                 |
| Marshall Apartments          | 100                | \$2,500,000  | 99 years             | \$25,000                 |
| Palms Apartments             | 215                | \$3,000,000  | 99 years             | \$13,953                 |
| Oak Creek Village Apartments | 170                | \$2,000,000  | 99 years             | \$11,764                 |
| Total                        | 615                | \$10,000,000 |                      | \$16,260                 |

Three of the four projects preserved and extended expiring Project Based Section 8 contracts. All of the properties provide deeply affordable units, as well as opportunities for Permanent Supportive Housing. The average city subsidy for all four projects is \$16,260 per unit. The Land Use Restriction Agreements (LURAs) in place ensure that the properties maintain the affordability restrictions – regardless of ownership - for 99 years.



The most recent preservation example is Oak Creek Village Apartments. In 2013 City Council unanimously supported a 9% LIHTC application for Oak Creek Village Apartments in central south Austin. The application was part of the Texas Department of Housing and Community Affairs (TDHCA) statewide at-risk set-aside and will preserve 173 units of deeply affordable housing located in a centrally-located and highly-desirable area in the City of Austin. The apartment complex includes a large number of family-size units, and preservation of the affordability is critical to both family stability and the success of the neighborhood elementary school.

The City of Austin is also preserving affordable homeownership through programs such as the Homeowner Rehabilitation Loan Program (administered by the City of Austin and funded with federal funds) and the G.O. Repair! Program (administered by five local nonprofit organizations and funded with local general obligation bond funding).

While both programs serve households up to 80% MFI, the G.O. Repair! Program primarily serves very low-income households (up to 50% MFI). G.O. Repair! Funding averages approximately \$7,500 per household. Because of the program priorities (e.g., serving extremely low- and low-income households and providing basic repairs without long-term affordability restrictions), the city should consider transitioning this program to the general fund. The G.O. Repair! Program is an incredibly successful and effective program but does not incorporate long-term, restricted affordability (as with other bond-funded projects) and, thus, would be better served through the general fund budget.

A second home repair program, NHCD's Homeowner Rehabilitation Loan Program (HRLP), provides zero interest, deferred-forgivable loans (ranging from \$5,000 - \$100,000) to qualified homeowners (at or below 80% MFI) throughout the City of Austin. The program has limited funding (approximately \$900,000 in FY2014-2015) and, thus, is only able to serve a small number of households (averaging 10 households per year). Adoption of the Homestead Preservation Districts (and subsequent Tax Increment Financing within those districts) represents an opportunity for increased and targeted funding to low-income homeowners.

In addition, the city is working toward aligning policy initiatives and funding through strategic partnerships such as the Housing-Transit-Jobs Action Team. While the Action Team is in its early stages, the interdepartmental team is a unique partnership between city departments and affiliated entities like Capital Metro and Austin Energy. The Action Team has reviewed the Federal Transit Administration (FTA) New Starts Guidance Criteria, identified a variety of policies (including preservation of existing affordability) that could enhance the affordability provisions of the New Starts application, and created a preliminary work plan. The Action Team's efforts could continue to be enhanced through inclusion of additional private, nonprofit partners and subject-area experts.

The 2008 report recommended two new strategies: (1) the implementation of tax abatement programs for preservation of affordable housing; and (2) a community land trust. Neither of these initiatives has been actively pursued, although both of them are related to the implementation of the Homestead Preservation Districts. The city's budget office is currently completing the required financial impact analysis of the proposed Homestead Preservation Districts. The final analysis is anticipated in August 2014, at which point the City Council will have all the information necessary to officially designate one – or all – of the districts. The Homestead Preservation District is discussed in more detail below.

The 2008 report recommended a variety of initiatives around tenants' rights and notification procedures. While these have not been implemented, the city is in the pro-

cess of adopting an Emergency Tenant Response Plan that will help the city with relocation of tenants during emergency situations. But the development of a city-wide tenant displacement and relocation policy has been stalled.

In May 2013, staff provided recommendations to council for the implementation of a tenant relocation policy. However, the recommendations did not include specific program design and implementation details. The city should initiate the public process (that reaches out to a diversity of stakeholders, including housing advocates, tenants' rights organizations, and the real estate community) to create a comprehensive and implementable relocation ordinance, recognizing that there may be both legal constraints and a lack of precedence in similarly situated municipalities.

*Below: Homestead Preservation Districts (HPD) present an unprecedented opportunity to preserve affordability through Tax Increment Finance (TIF), tax abatement, community land trusts, and land banking.*

