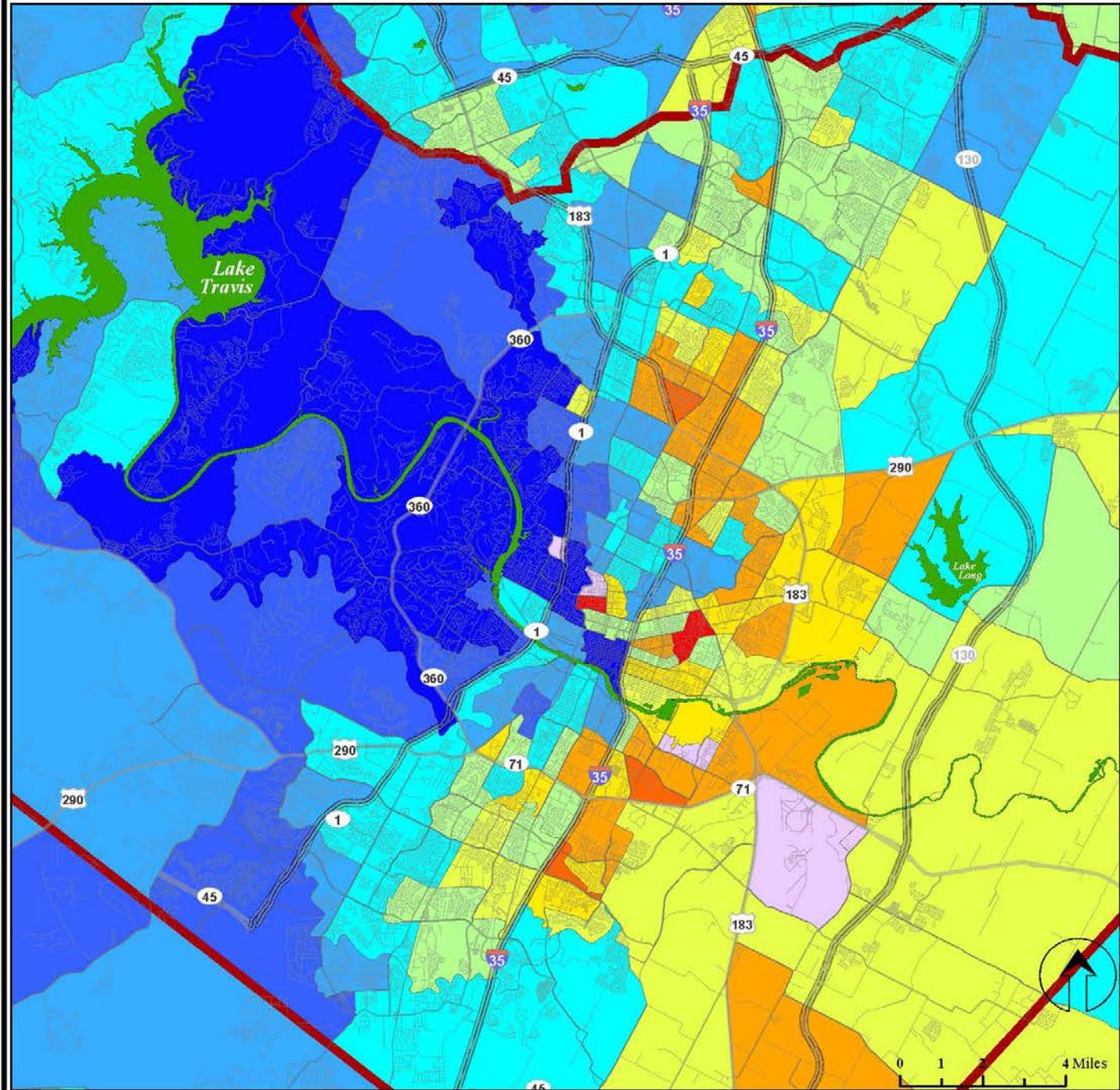


Median Family Income

Austin, 2016 data

Income Bracket

- No Households
- Less than \$20,000
- \$20,000 to \$30,000
- \$30,000 to \$40,000
- \$40,000 to \$50,000
- \$50,000 to \$60,000
- \$60,000 to \$75,000
- \$75,000 to \$100,000
- \$100,000 to \$125,000
- \$125,000 to \$150,000
- \$150,000 Plus



City of Austin

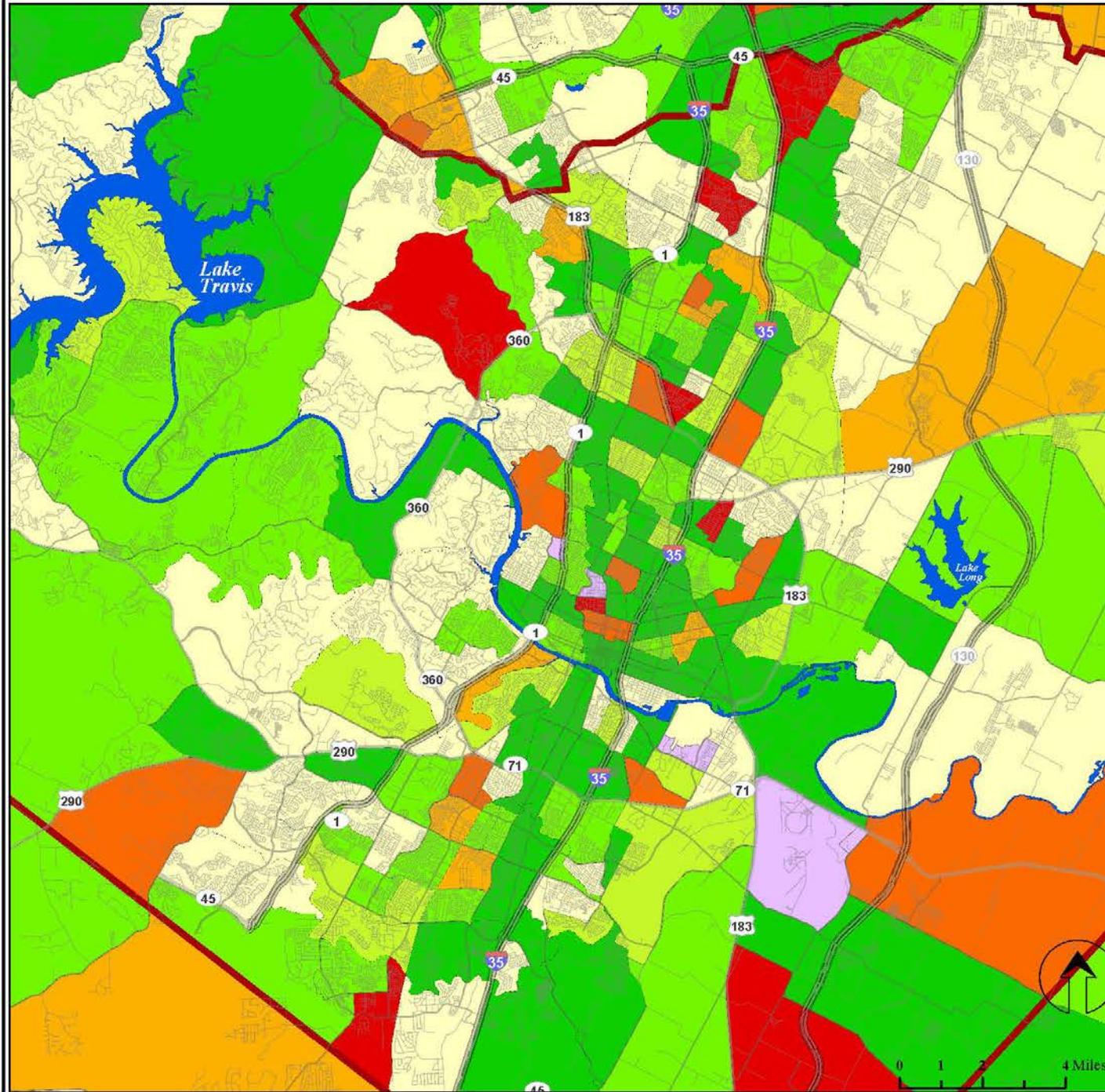
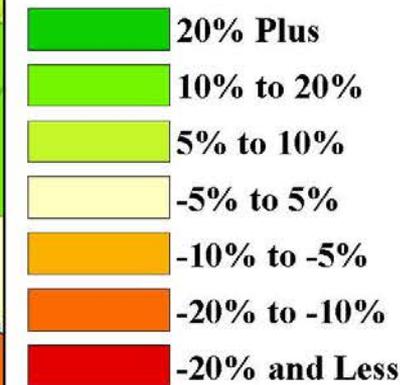


Data source: American Community Survey, 2012-16 5-year composite dataset, Table B19113, census tracts, US Census Bureau. Map produced by Ryan Robinson, City Demographer, Department of Planning, City of Austin, January 2020.

Median Family Income

Austin, 2011 to 2016 Change

Percent Point Change:
2011 to 2016

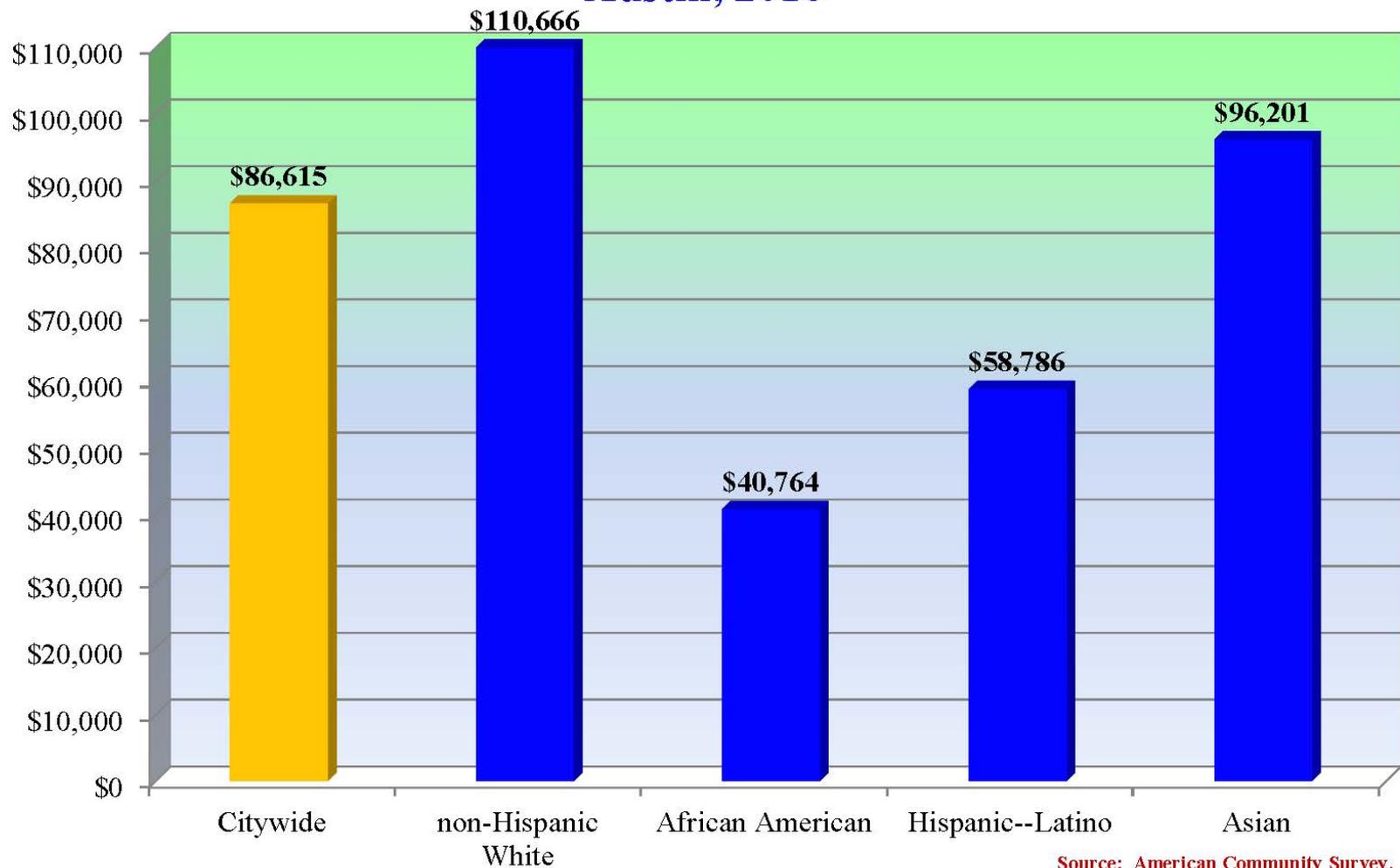


City of
Austin



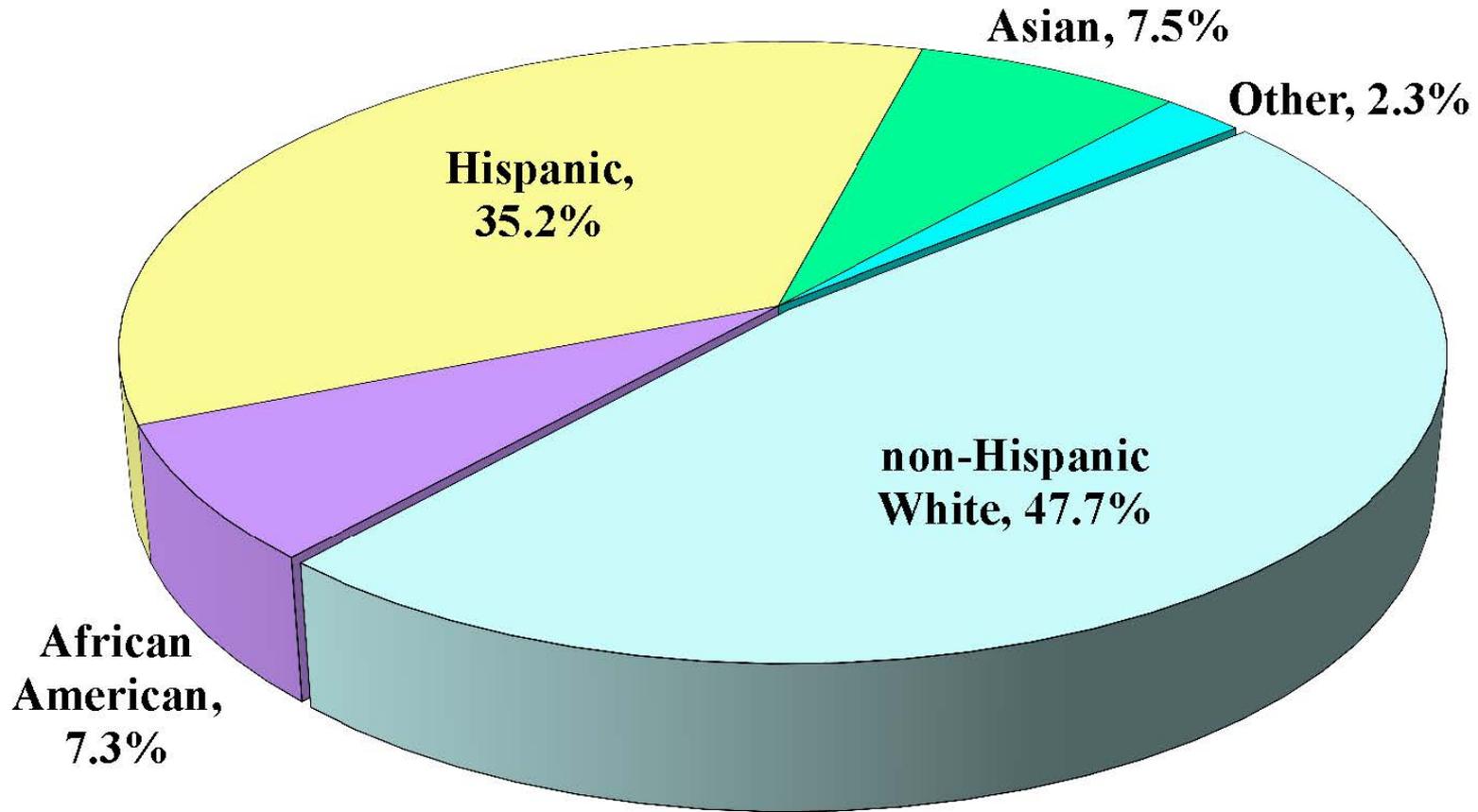
Data source: American Community Survey, 2011-2016 5-year composite dataset, Table E19113, census tracts, US Census Bureau.
Map produced by Russ Robinson, City Demographer, Department of Planning, City of Austin, January 2018.

Median Family Income by Race and Ethnicity, City of Austin, 2016



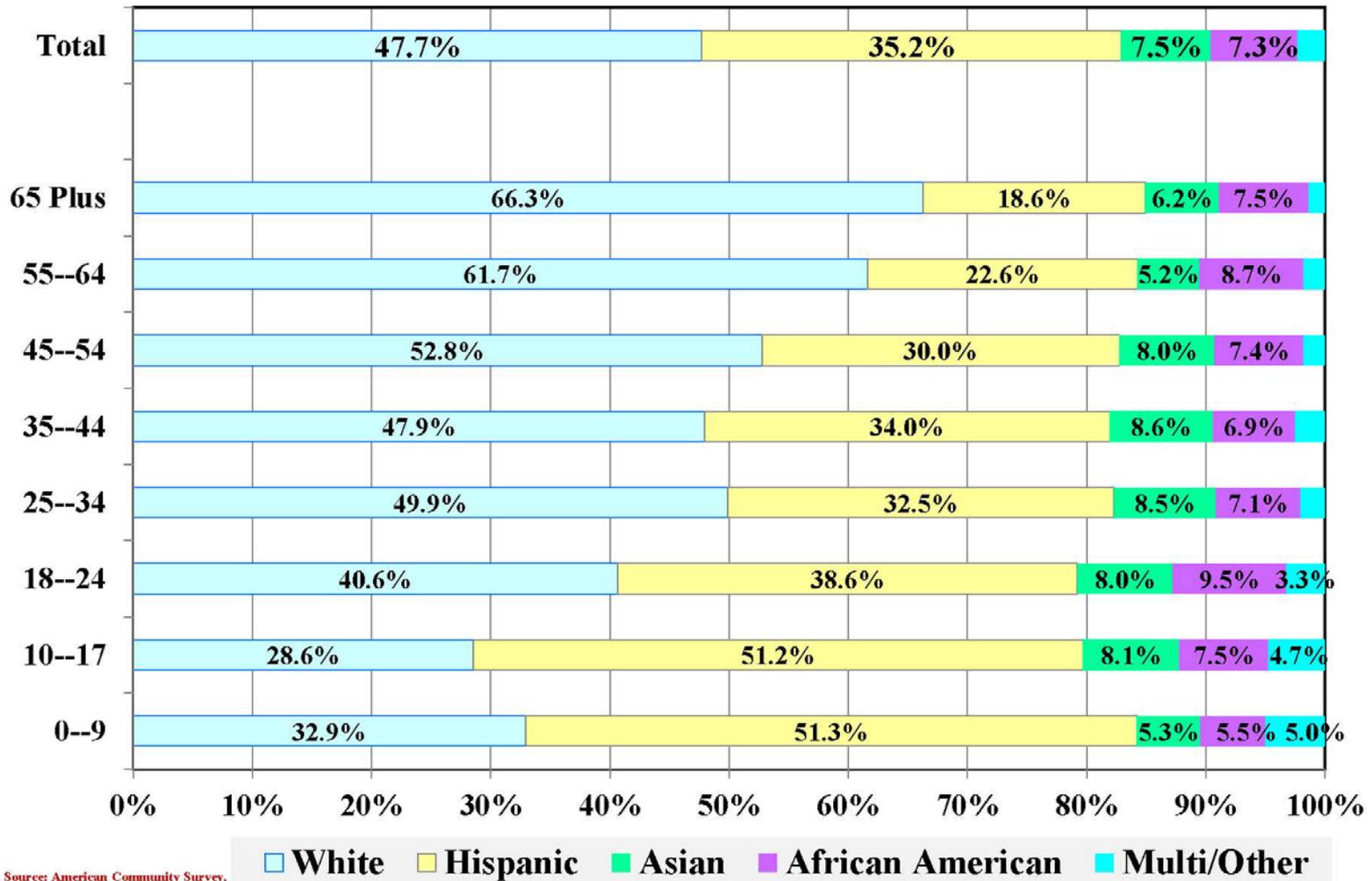
Source: American Community Survey, 2016 1-year estimates, Table B19113.

Racial and Ethnic Mix, City of Austin, 2015 ACS Census Estimates



Data Source: American Community Survey, 2015 1-year data.
Table B03002, US Census Bureau.

Age Structure by Race and Ethnicity, City of Austin, 2015 Estimates



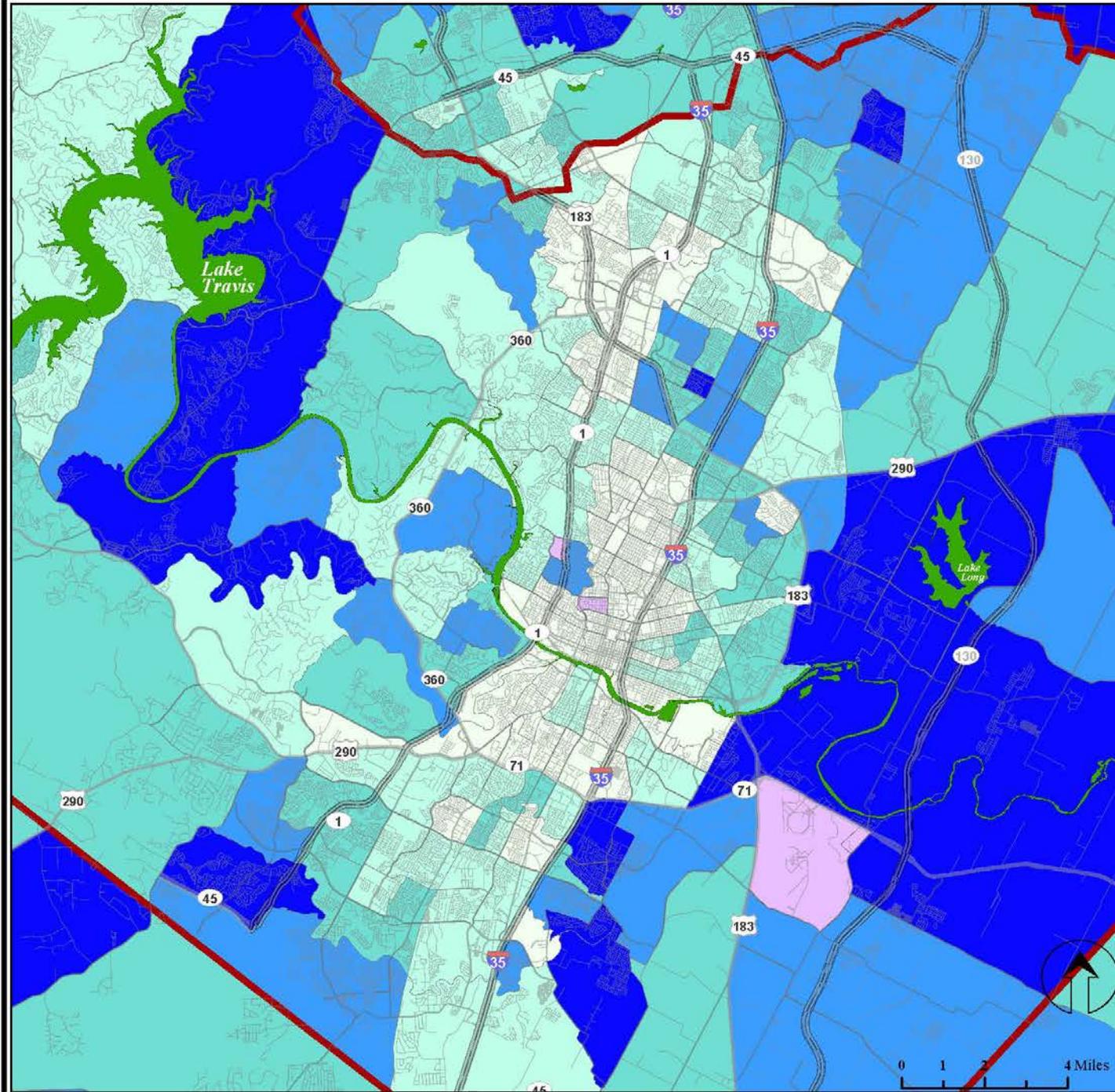
Source: American Community Survey, 2015 1-year datasets, Table B01001.

Households with Children

Austin, 2015 data

Percent of All Households

- Less than 20%
- 20% to 30%
- 30% to 40%
- 40% to 50%
- 50% Plus
- No Children



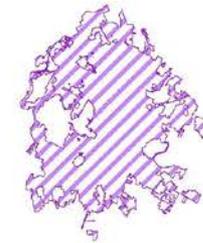
City of Austin



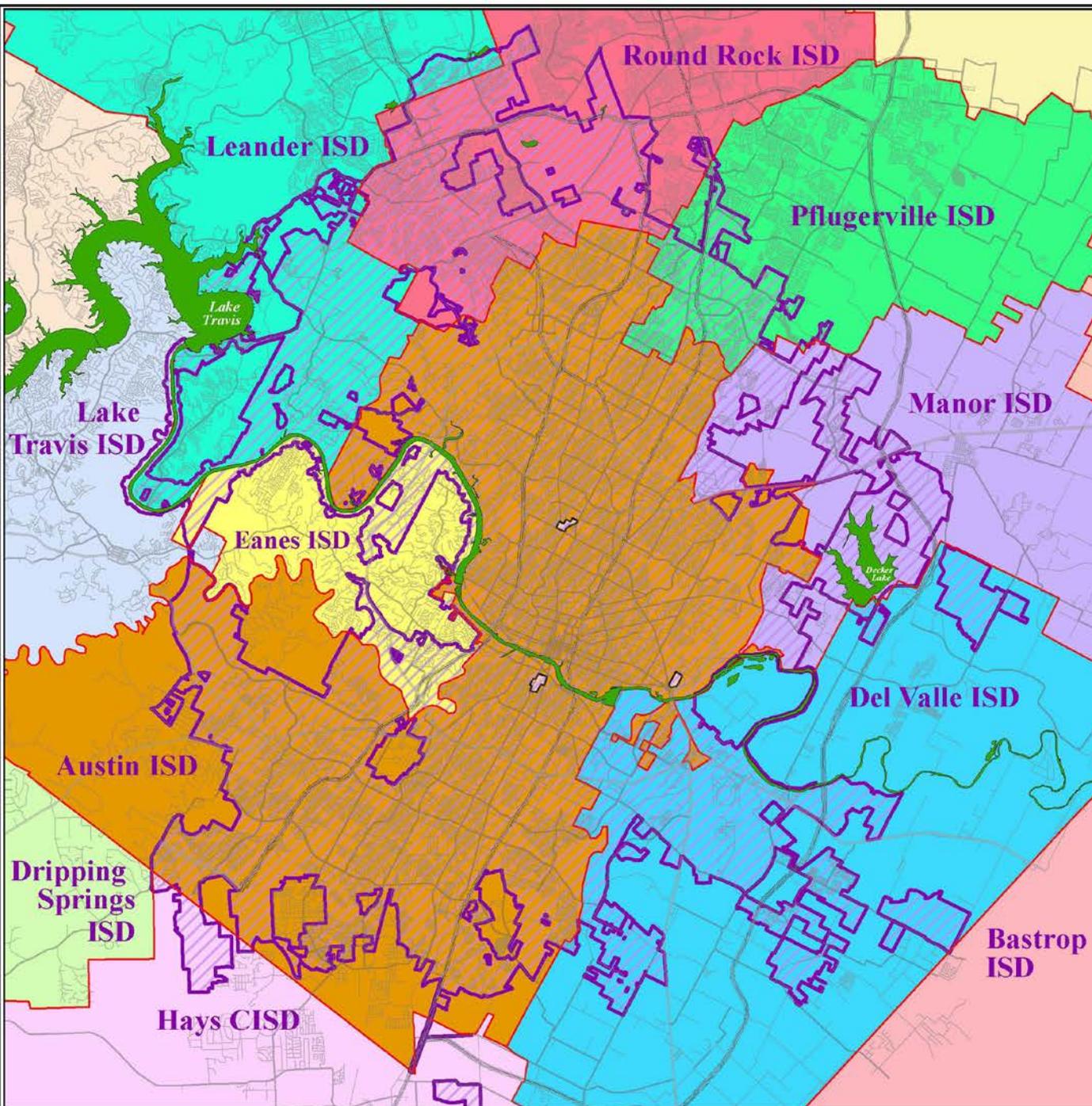
Data source: American Community Survey, 2006-2010 5-year composite dataset, Table B11005, census tracts. US Census Bureau. Map produced by Ross Robinson, City Demographer, Department of Planning, City of Austin, October 2017.

Regional School Districts and the City of Austin

March 2013

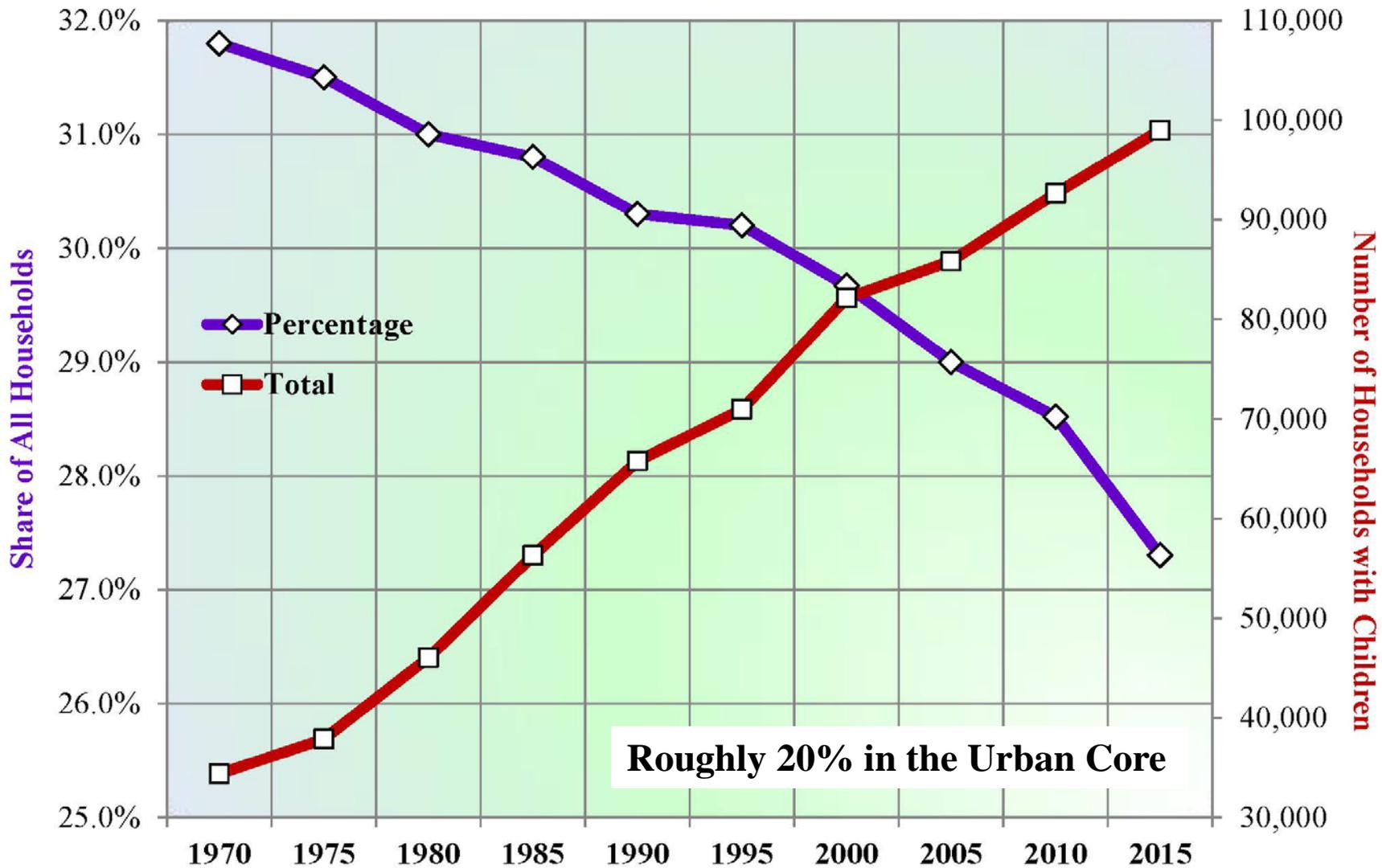


City of Austin

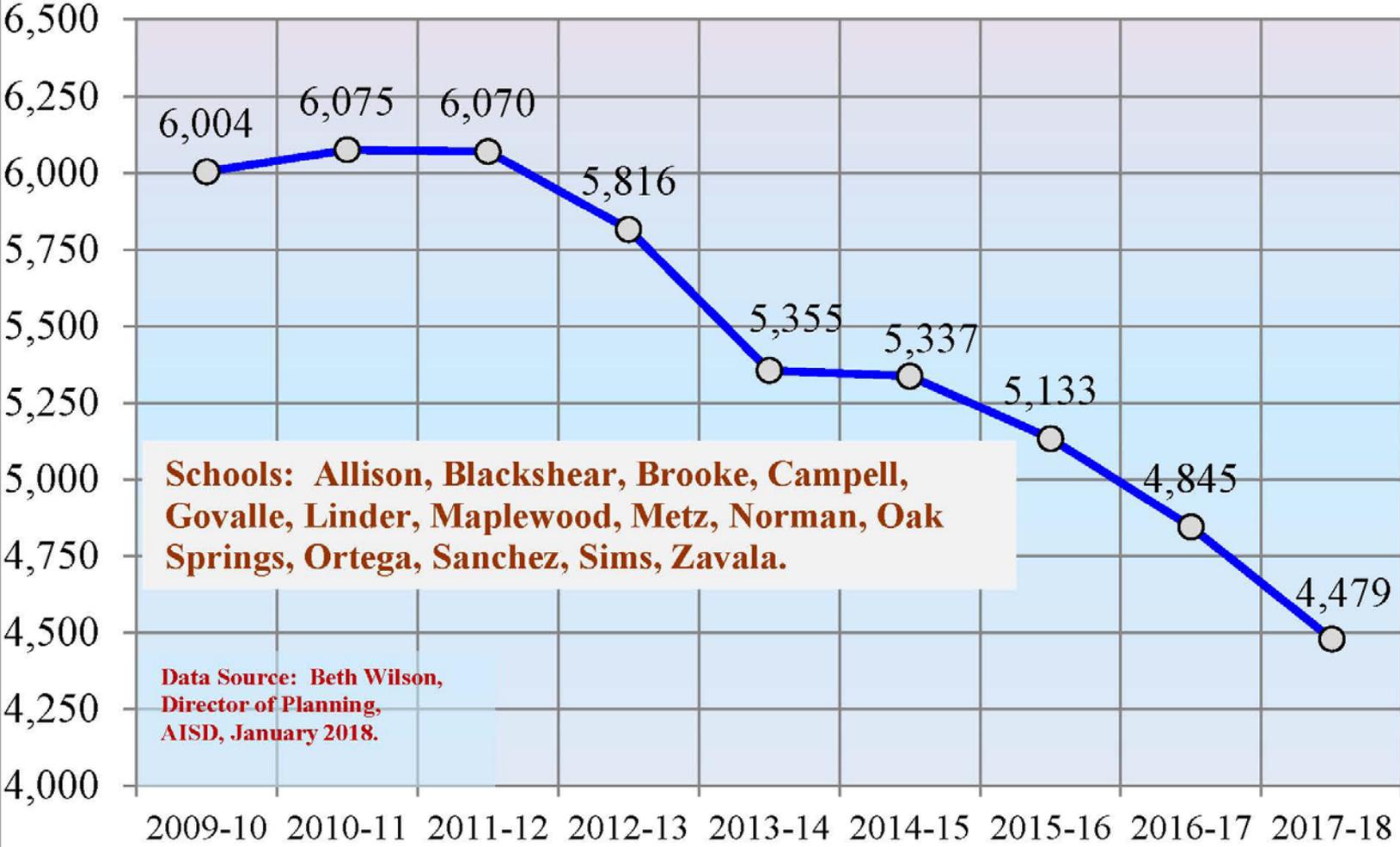


School District	Square Miles within City of Austin	Percent of City
Austin ISD	172.4	54.1%
Del Valle ISD	38.2	12.0%
Round Rock ISD	32.5	10.2%
Leander ISD	25.6	8.0%
Manor ISD	21.8	6.9%
Eanes ISD	11.7	3.7%
Pflugerville ISD	10.7	3.4%
Hays CISD	3.8	1.2%
Lake Travis ISD	1.4	0.4%
State of Texas	0.3	0.1%
	318.6	100.0%

Percentage Drops while Total Climbs: Households with Children in the City of Austin, 1970 to 2015



East Austin Elementary Schools: Total Enrollment, 2009-10 through 2017-18



A photograph of a city park with people walking, jogging, and cycling, with a city skyline in the background. The scene is bright and sunny, with shadows cast on the ground. In the foreground, a person is riding a bicycle, and a group of people is jogging. In the background, there are several tall buildings and a large tree.

Housing

Selected Demographic Data Themes

Ryan Robinson
City Demographer
City of Austin

Selected Demographic Data Themes

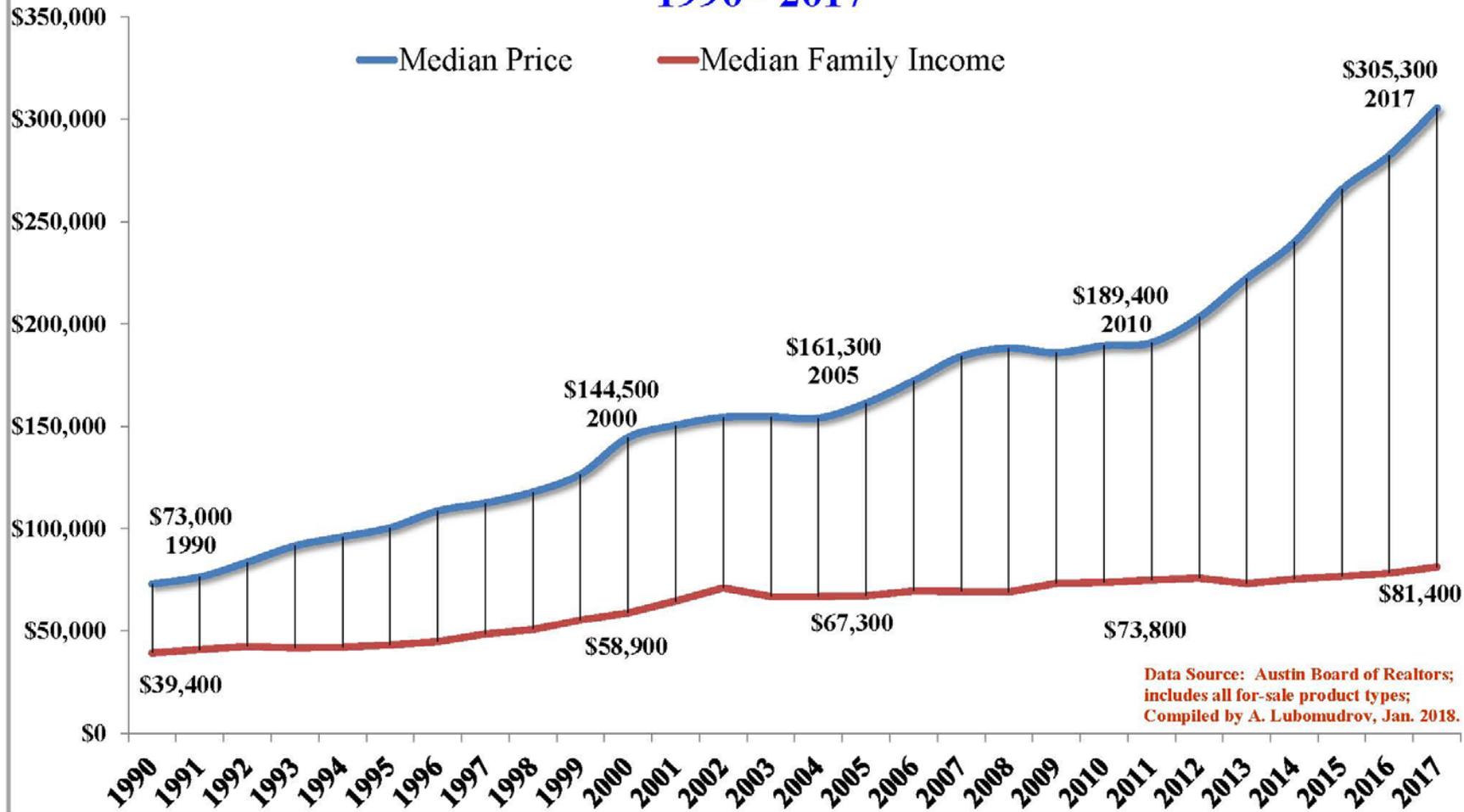
1. Population and job growth.

2. Household dynamics.

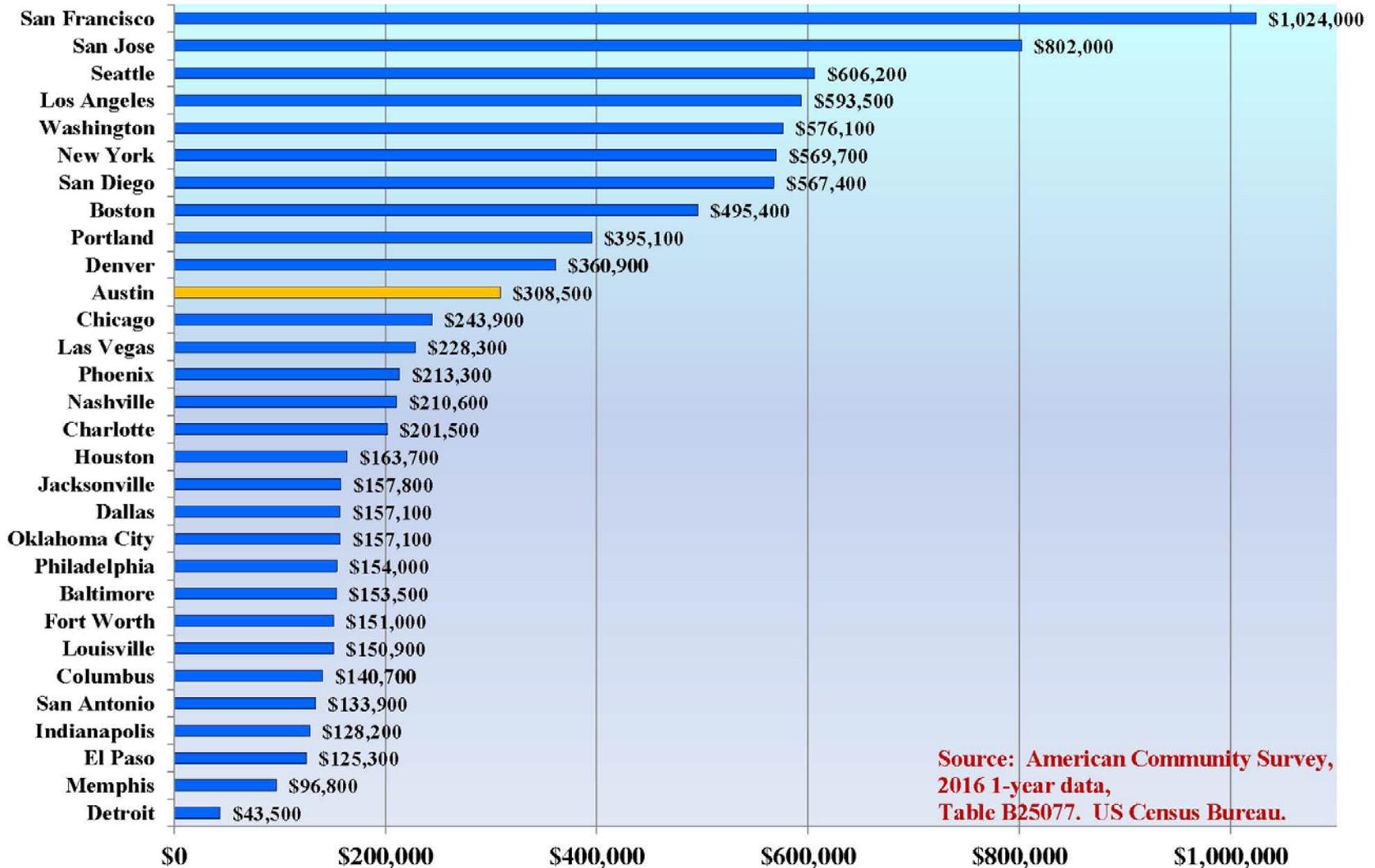
3. Housing

- Steep price increases over the past seven years
- Yet Austin remains relatively affordable when compared to more expensive coastal markets and other peer cities
- City's share of Regional Single Family starts around 20%
- Multifamily deliveries are homogeneously suited for singles and young professionals...older vs newer stock
- ADUs, lots of activity but not exactly what we intended

Austin Area median home prices compared with median family income 1990 - 2017

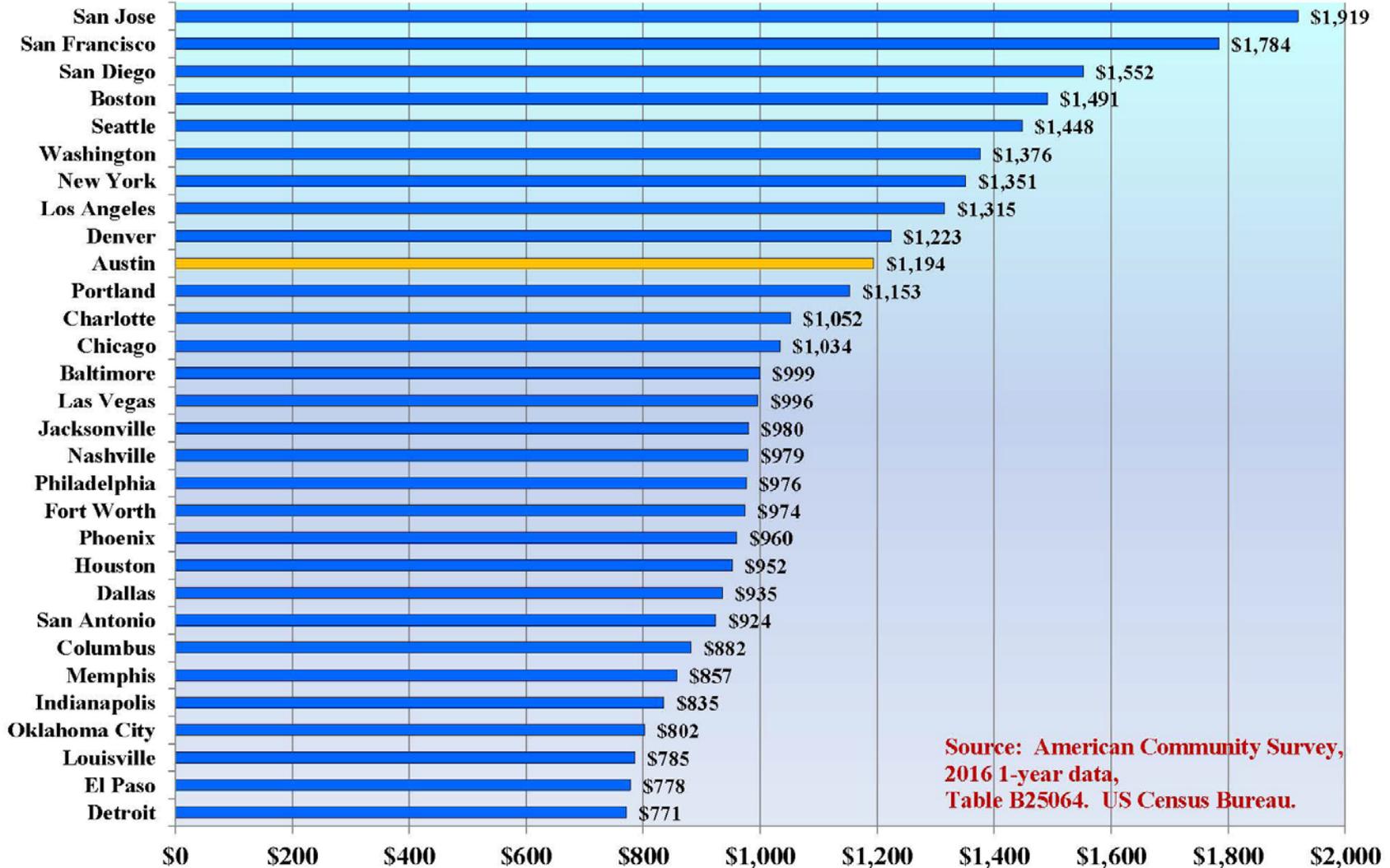


Median Value, Top 30 US Cities, 2016 ACS 1-year



Source: American Community Survey,
2016 1-year data,
Table B25077. US Census Bureau.

Median Gross Rent, Top 30 US Cities, 2016 ACS 1-year



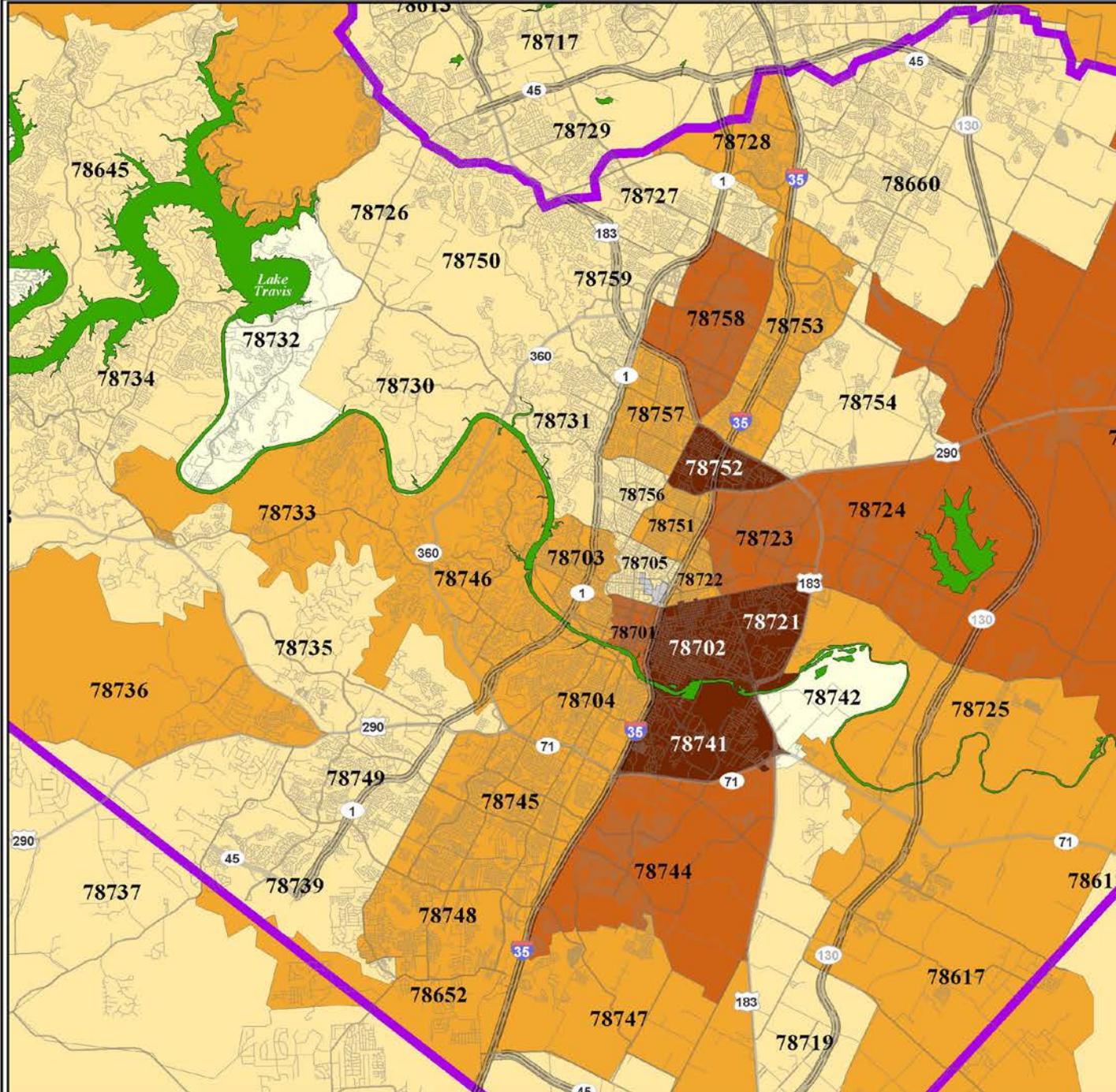
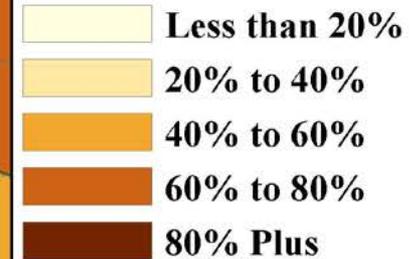
Source: American Community Survey,
2016 1-year data,
Table B25064. US Census Bureau.

Percentage Change in Median Sales Price of Homes by ZIP Code: 2010 to 2015

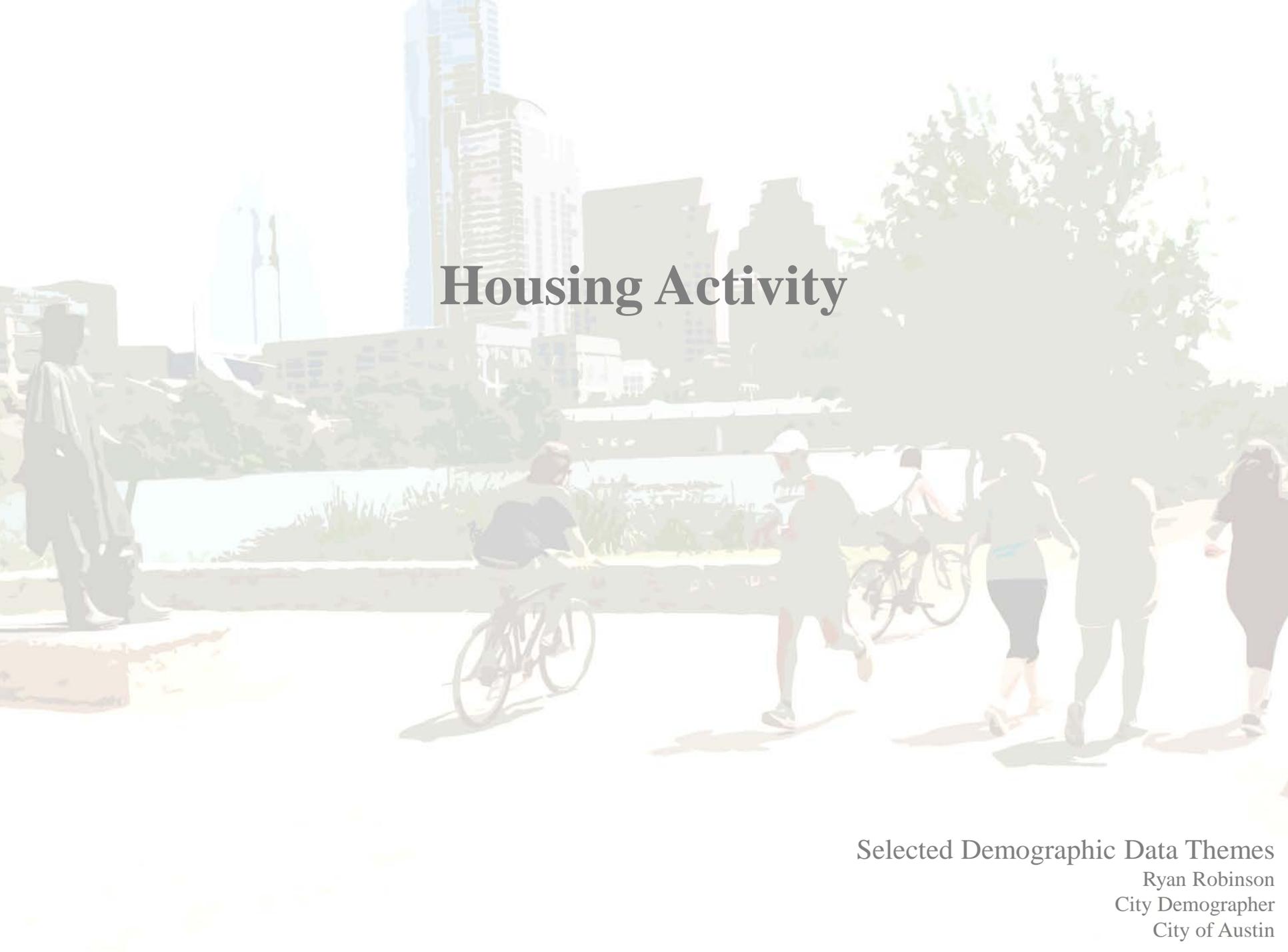
Includes all residential homesales: Single Family Houses and Condos

DATA SOURCE:
Austin Board of Realtors.

Percentage Change



Map produced by Ryan Eckman, City Demographer, Department of Planning, City of Austin, February 2016.

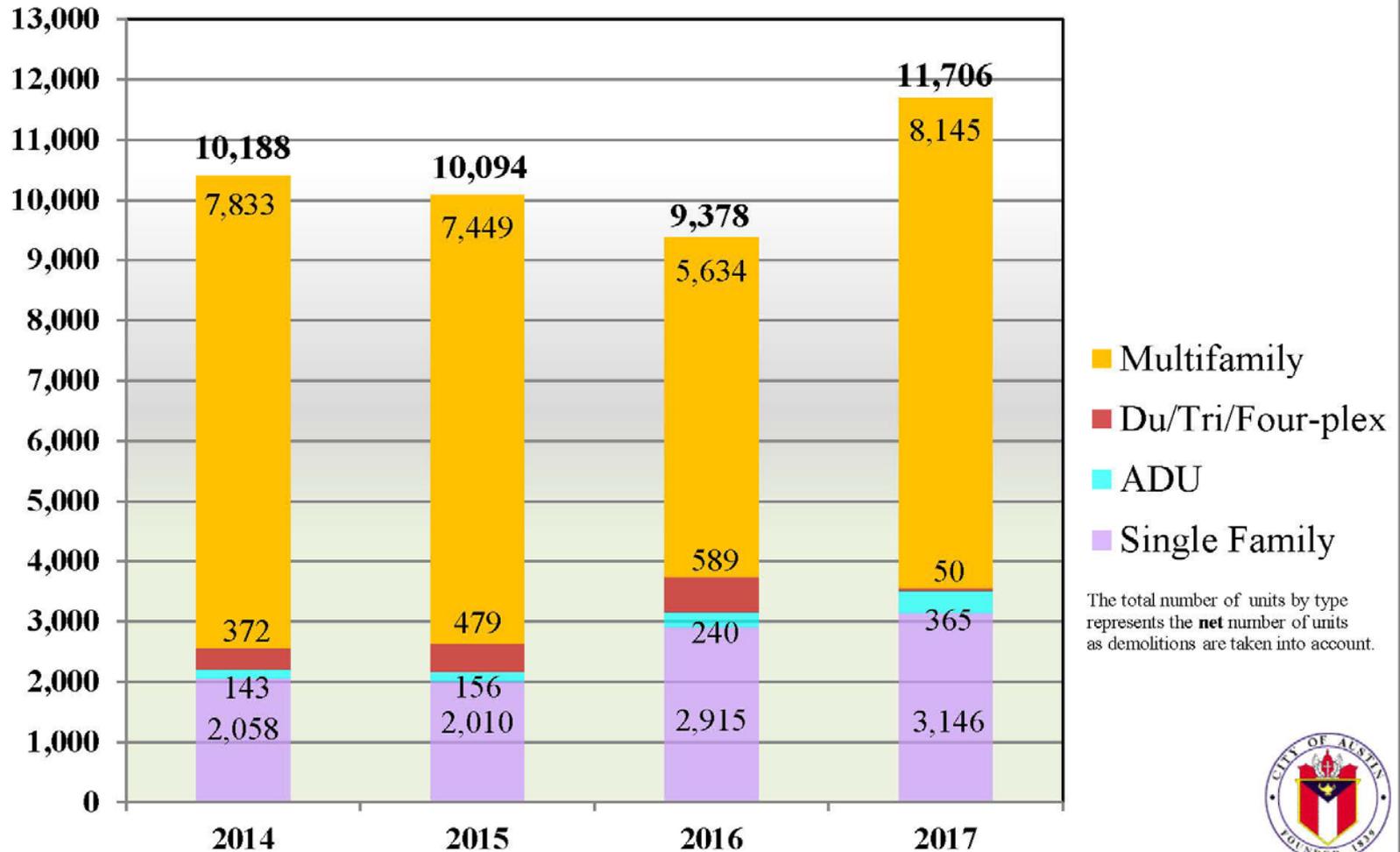
A photograph of a city park with people walking, jogging, and cycling, with a city skyline in the background. The scene is bright and sunny, with shadows cast on the ground. In the foreground, a person is riding a bicycle, a runner is jogging, and a group of people is walking. In the background, there are several tall buildings and a large tree.

Housing Activity

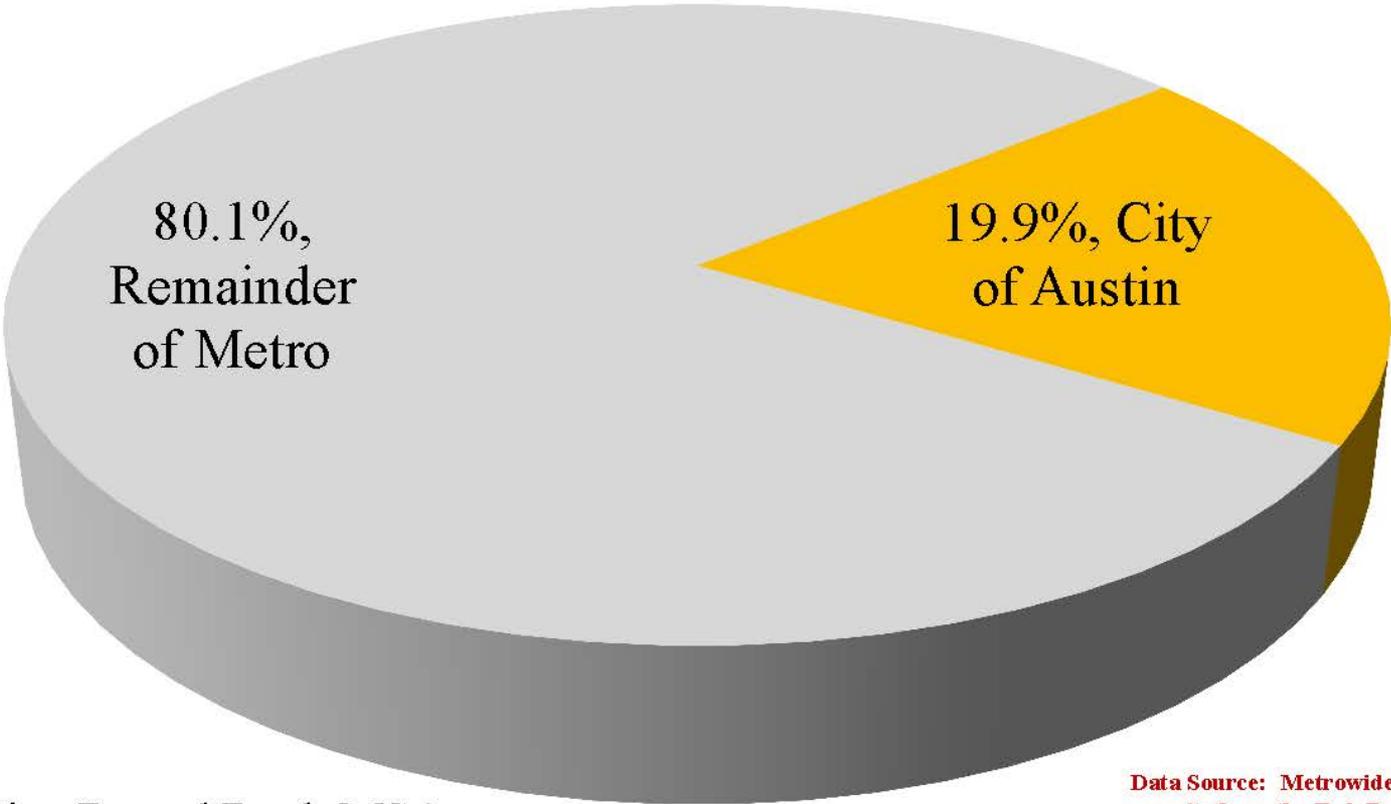
Selected Demographic Data Themes

Ryan Robinson
City Demographer
City of Austin

Net Residential Units Permitted by Type: 2014 through 2017, City of Austin



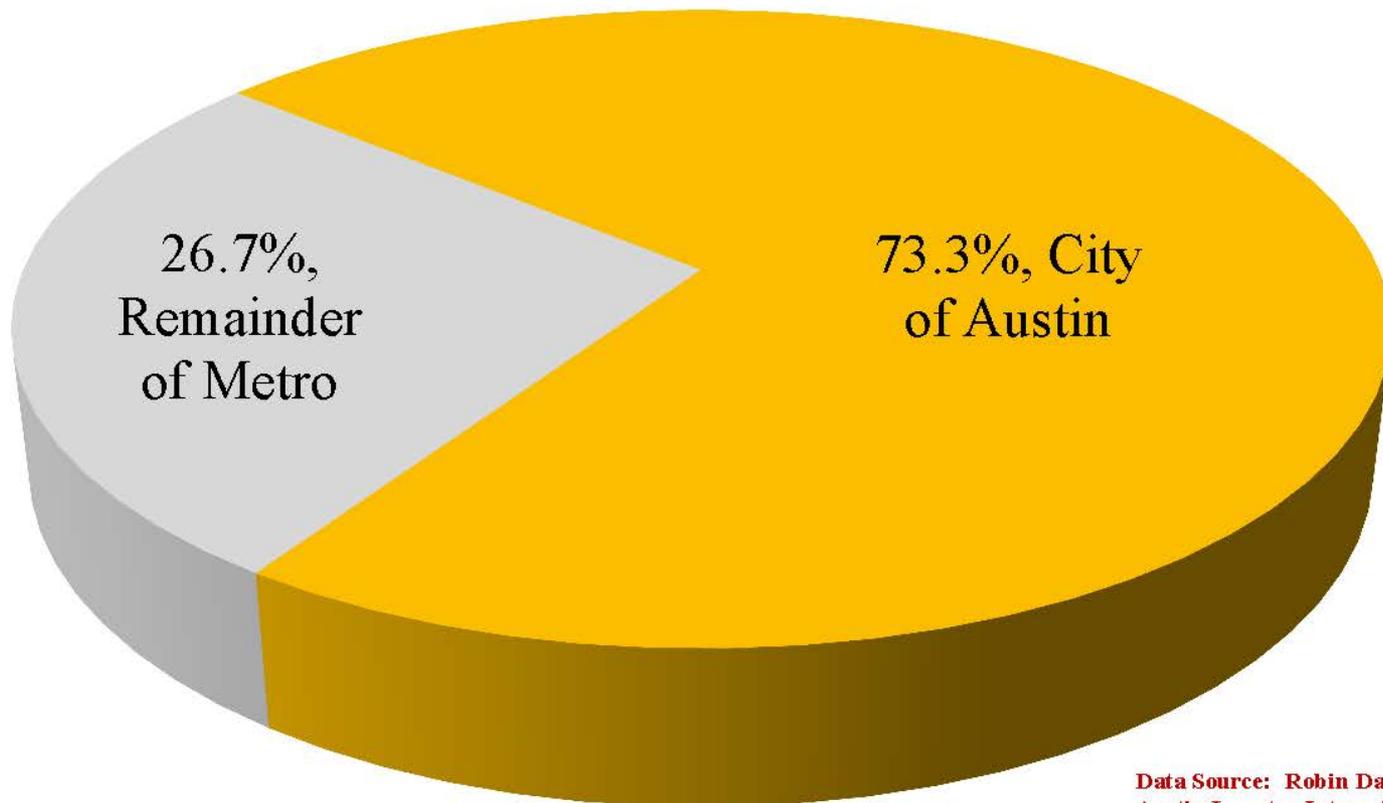
Share of Metropolitan Single Family Housing Market, 2014 through 2017 Summary



Austin--Round Rock MSA

Data Source: Metrowide permits from the Fed. Res. Bank; City permits from AMANDA.

Share of Metropolitan Multifamily Housing Market, 2017 Unit Deliveries

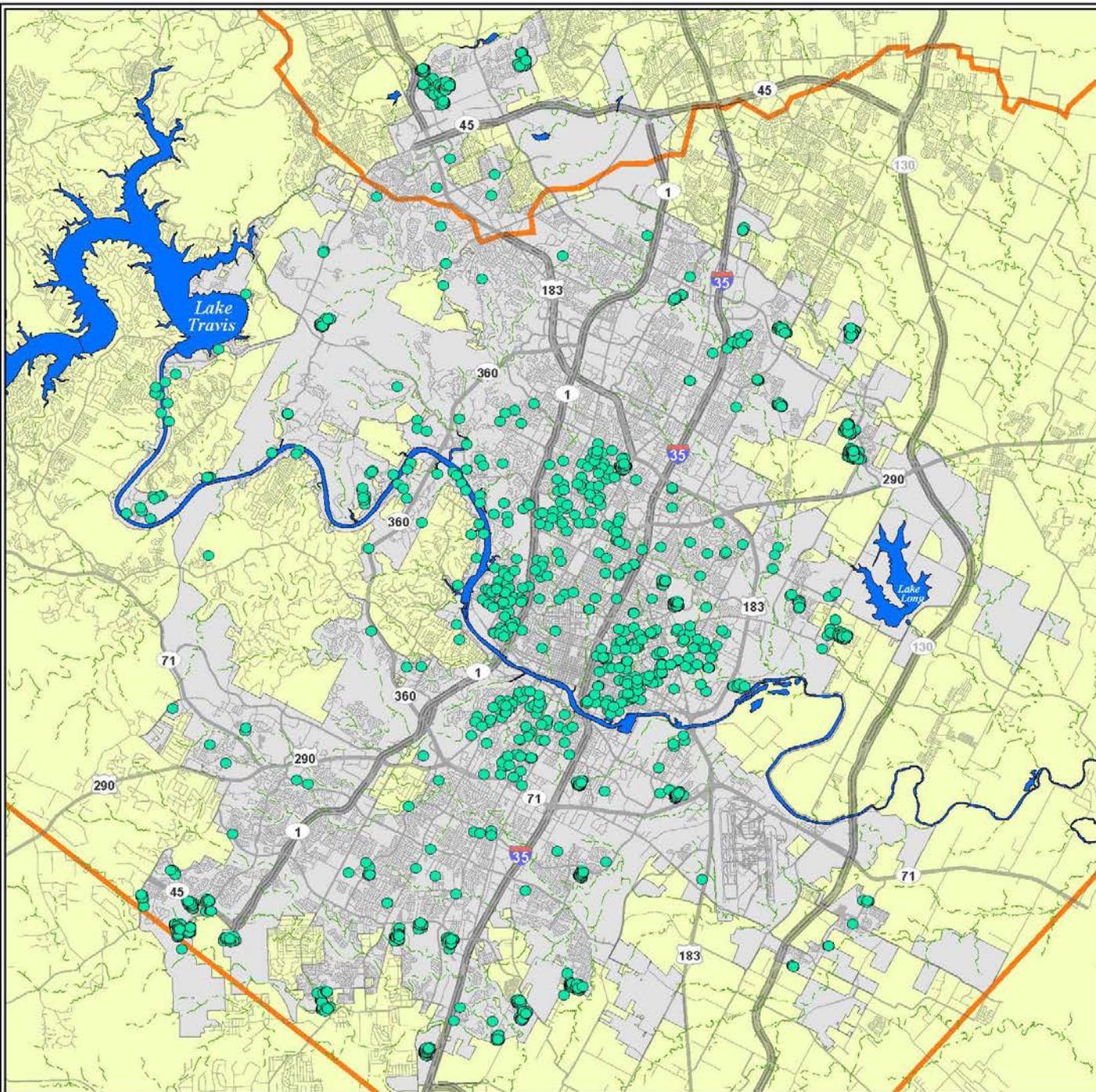


Austin--Round Rock MSA

Data Source: Robin Davis,
Austin Investor Interests;
Includes all MF product types.

Single Family Housing Activity

2014 Starts

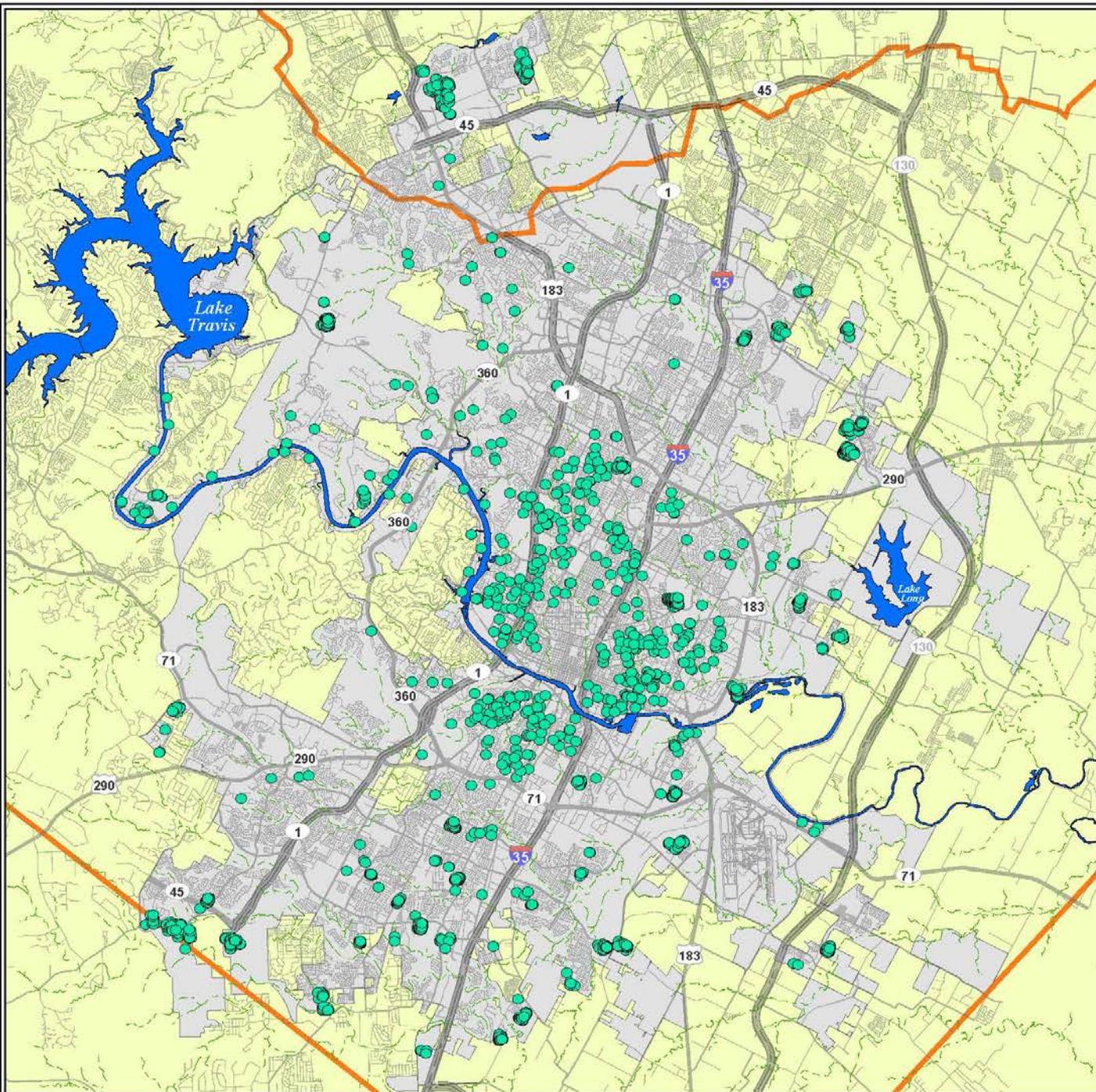


Map produced by: Ryan Robinson, City Demographer, City of Austin, January 2015.



Single Family Housing Activity

2015 Starts

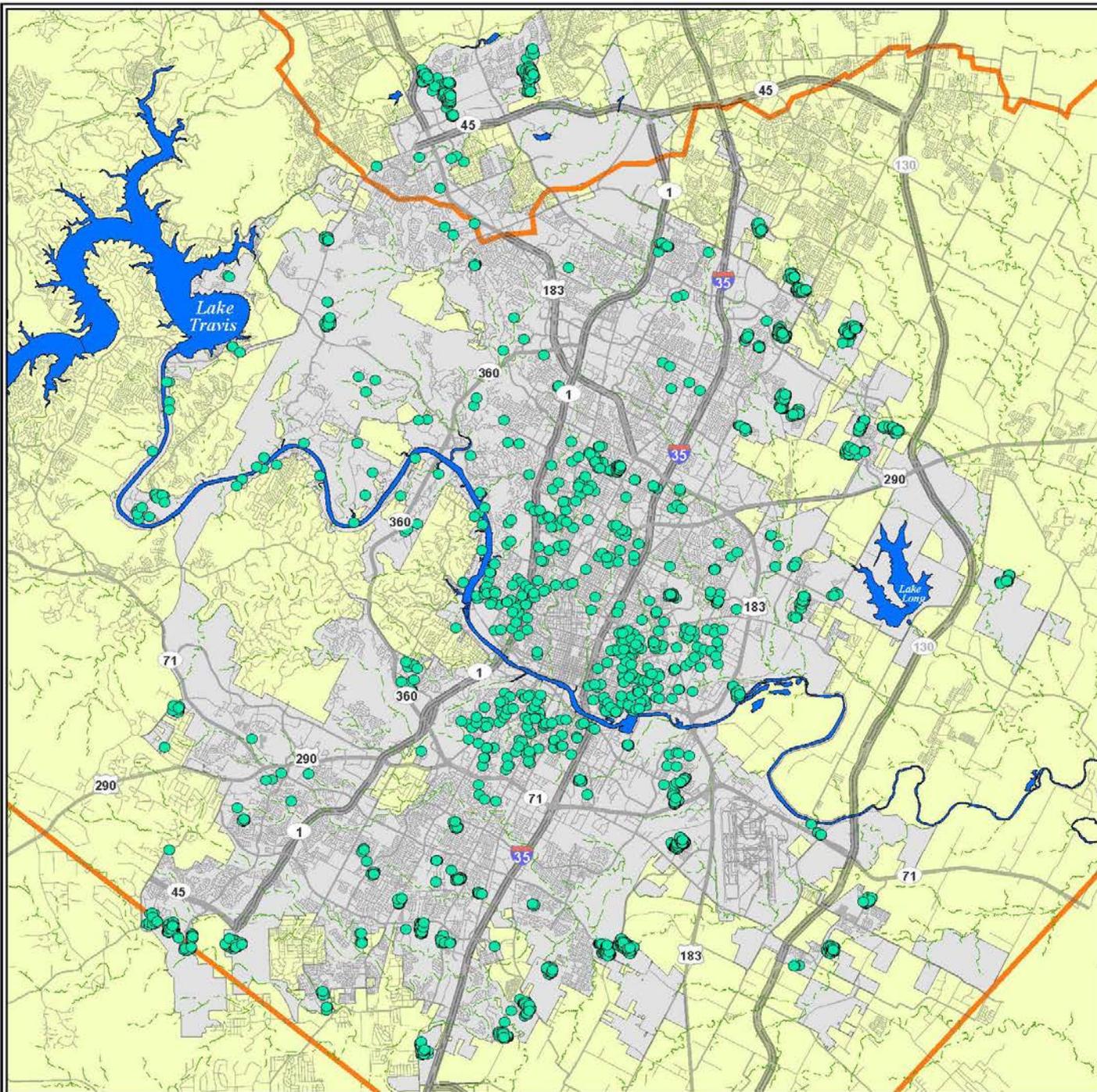


Map produced by: Ryan Robinson, City Demographer, City of Austin, January 2016.



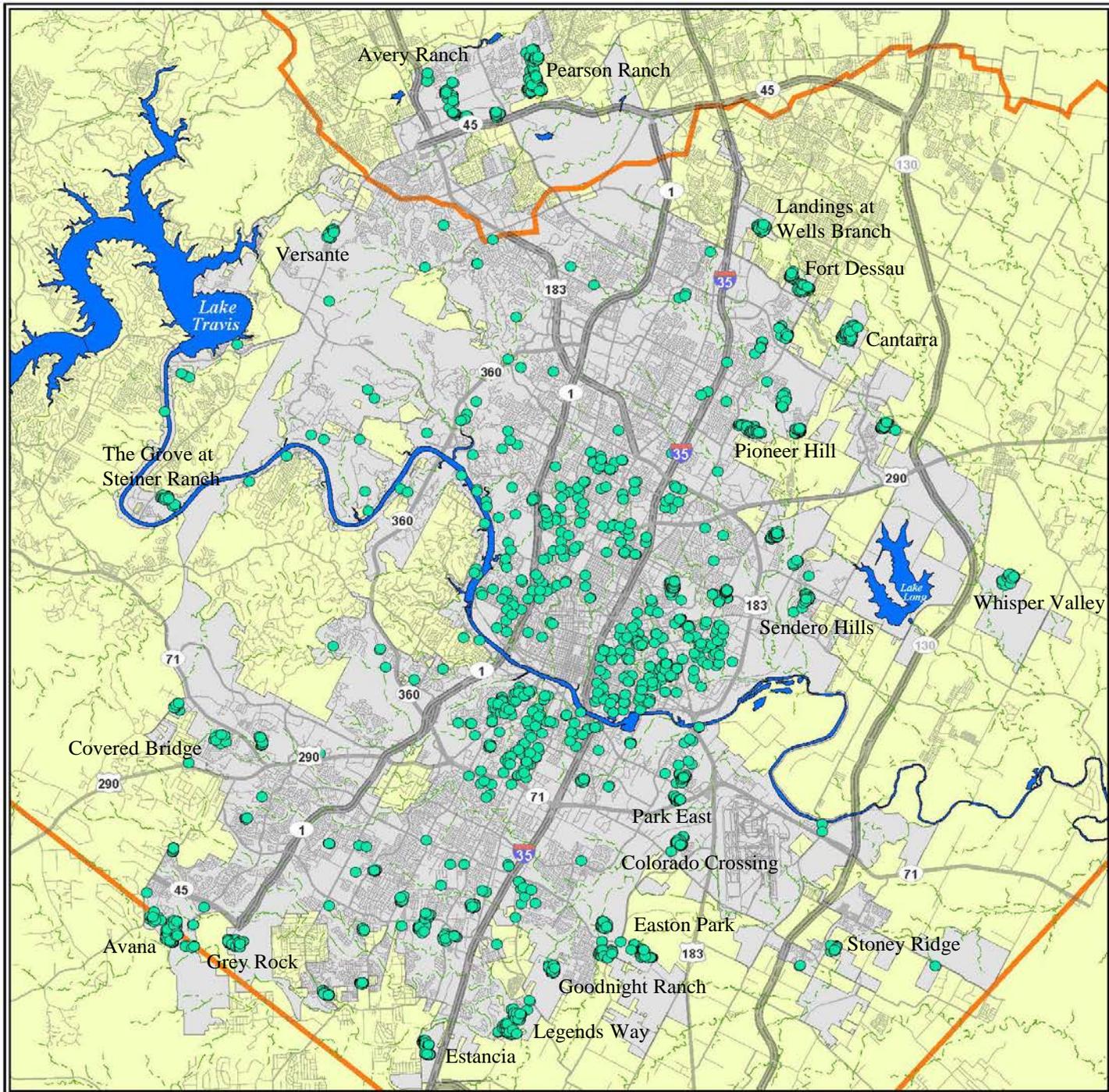
Single Family Housing Activity

2016 Starts



Single Family Housing Activity

2017 Starts



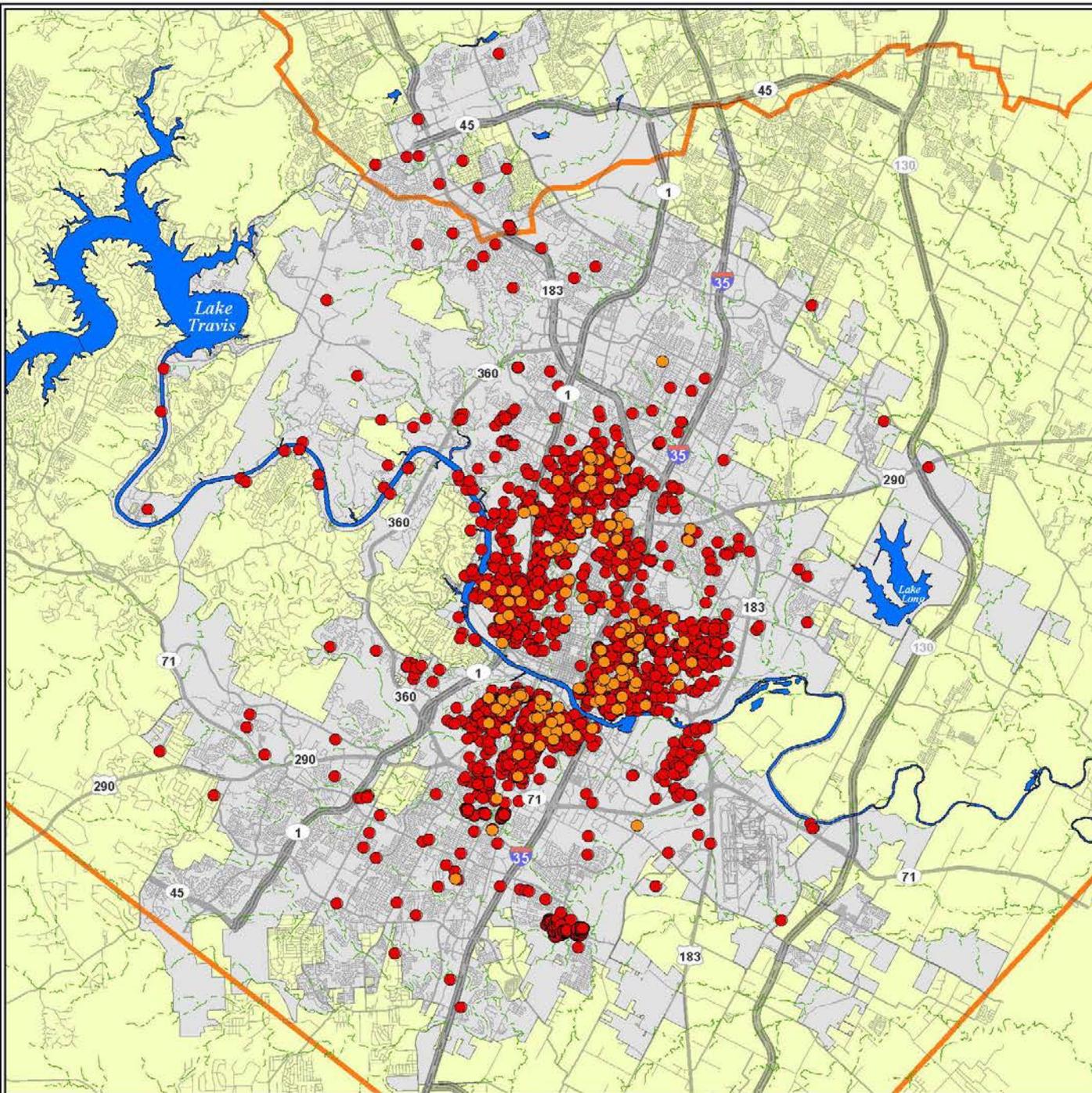
Map produced by: Ryan Robinson, City Demographer, City of Austin, January 2018.

Demo Activity

2014 Through 2017

Demolitions and Move-Offs
of Single Family Structures

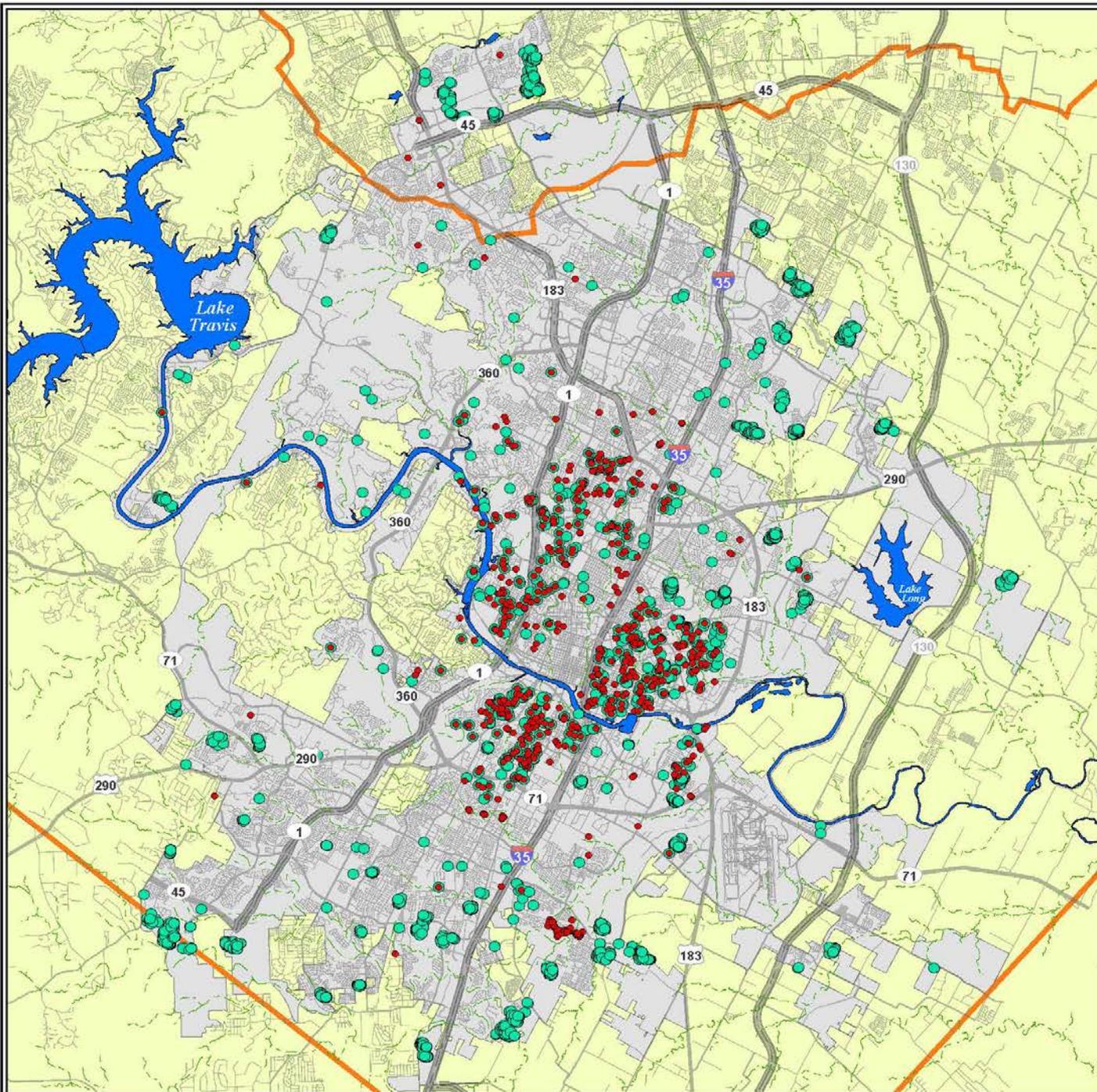
SF Demolition ● n = 2,467
Move-off ● n = 162



Single Family Housing Activity

2017 Starts

- SF Demolition
- SF Start
- SF Demo & Start

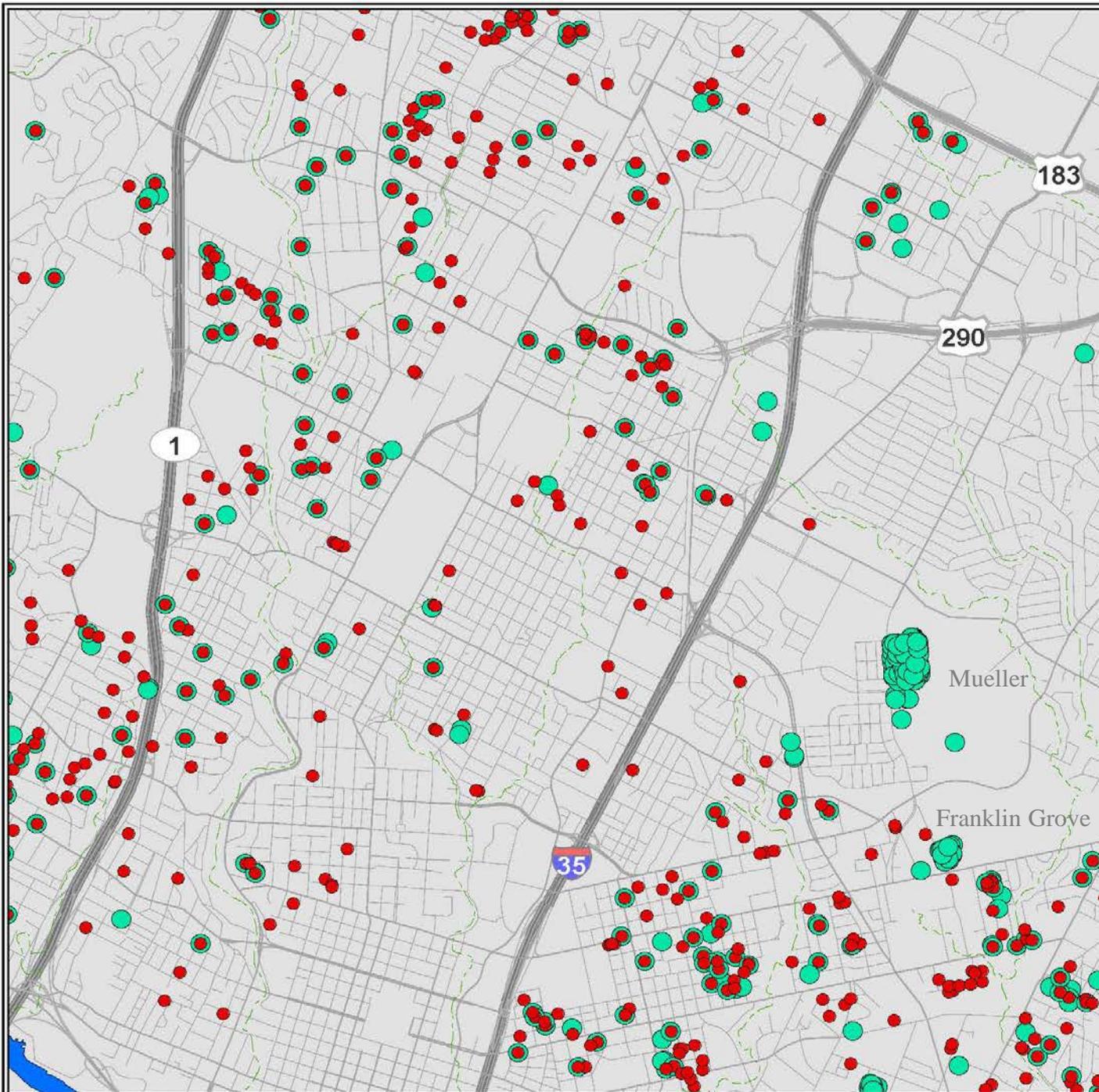


Single Family Housing Activity

north Zoom

2017 Starts

- SF Demolition
- SF Start
- SF Demo & Start



City of Austin

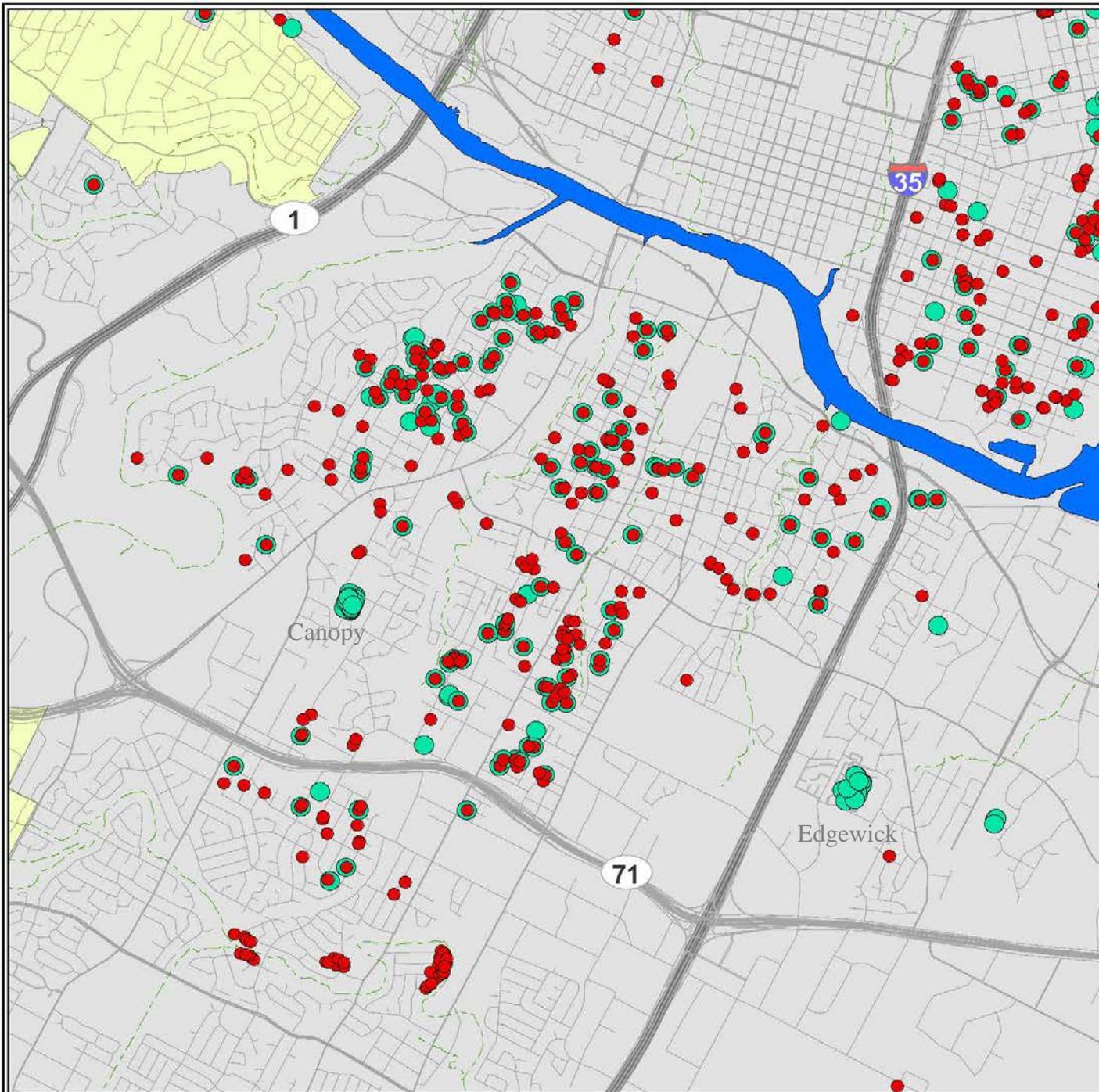


Single Family Housing Activity

south Zoom

2017 Starts

- SF Demolition
- SF Start
- SF Demo & Start



City of Austin



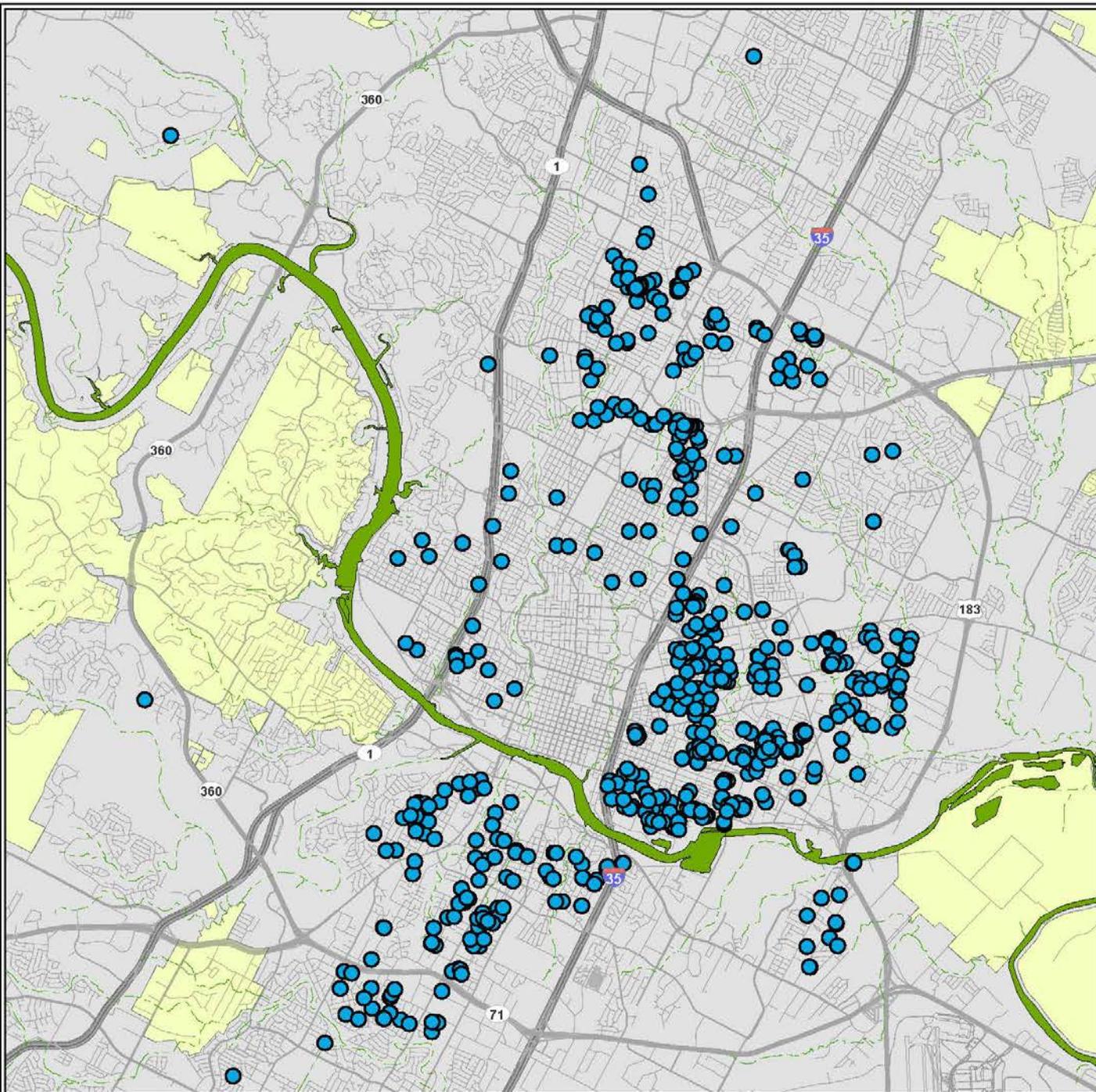
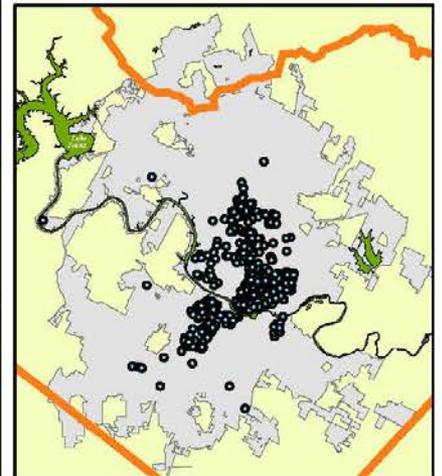
ADU Activity

November 19, 2015 through
January 8, 2018

The modified ordinance was
enacted on November 19, 2015

Accessory Dwelling Units

● = 618



City of Austin



Multi-Family Housing Activity

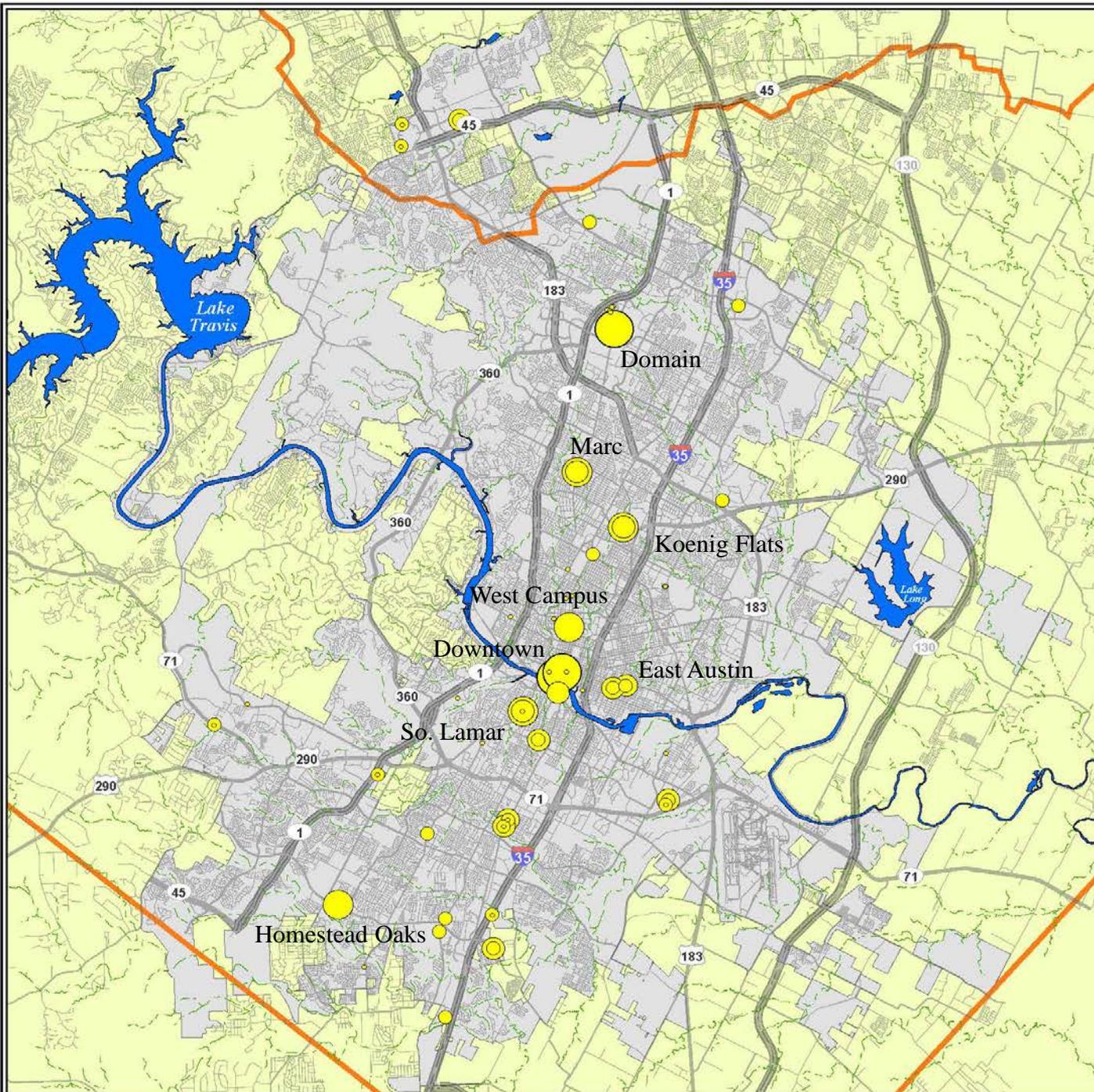
2014 Starts

Units in Project

- Fewer than 20
- 20 to 50
- 50 to 100
- 100 to 300
- 300 Plus

Net Units = 10,188

City of Austin



Multi-Family Housing Activity

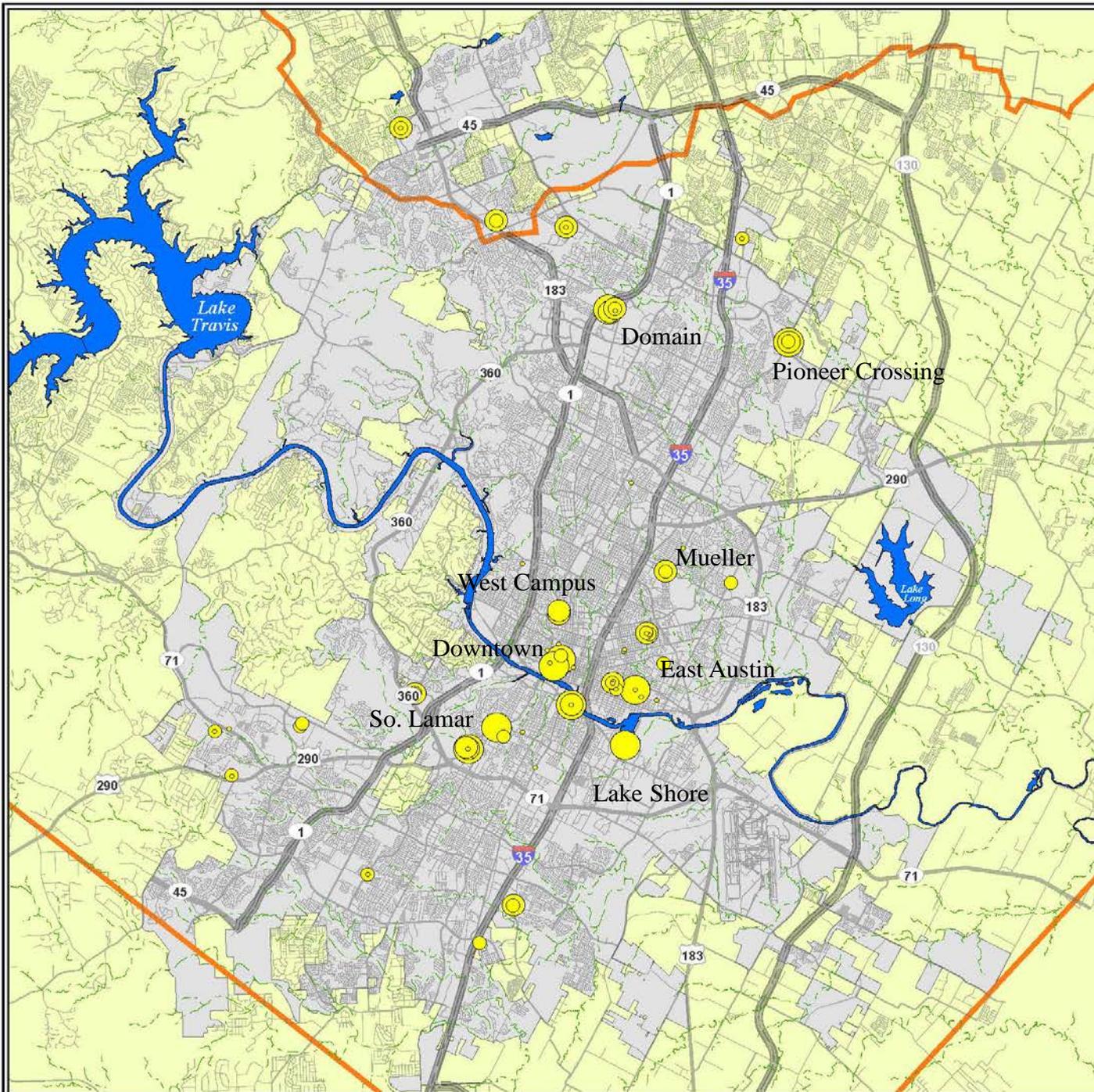
2015 Starts

Units in Project

- Fewer than 20
- 20 to 50
- 50 to 100
- 100 to 300
- 300 Plus

Net Units = 10,094

City of Austin



Multi-Family Housing Activity

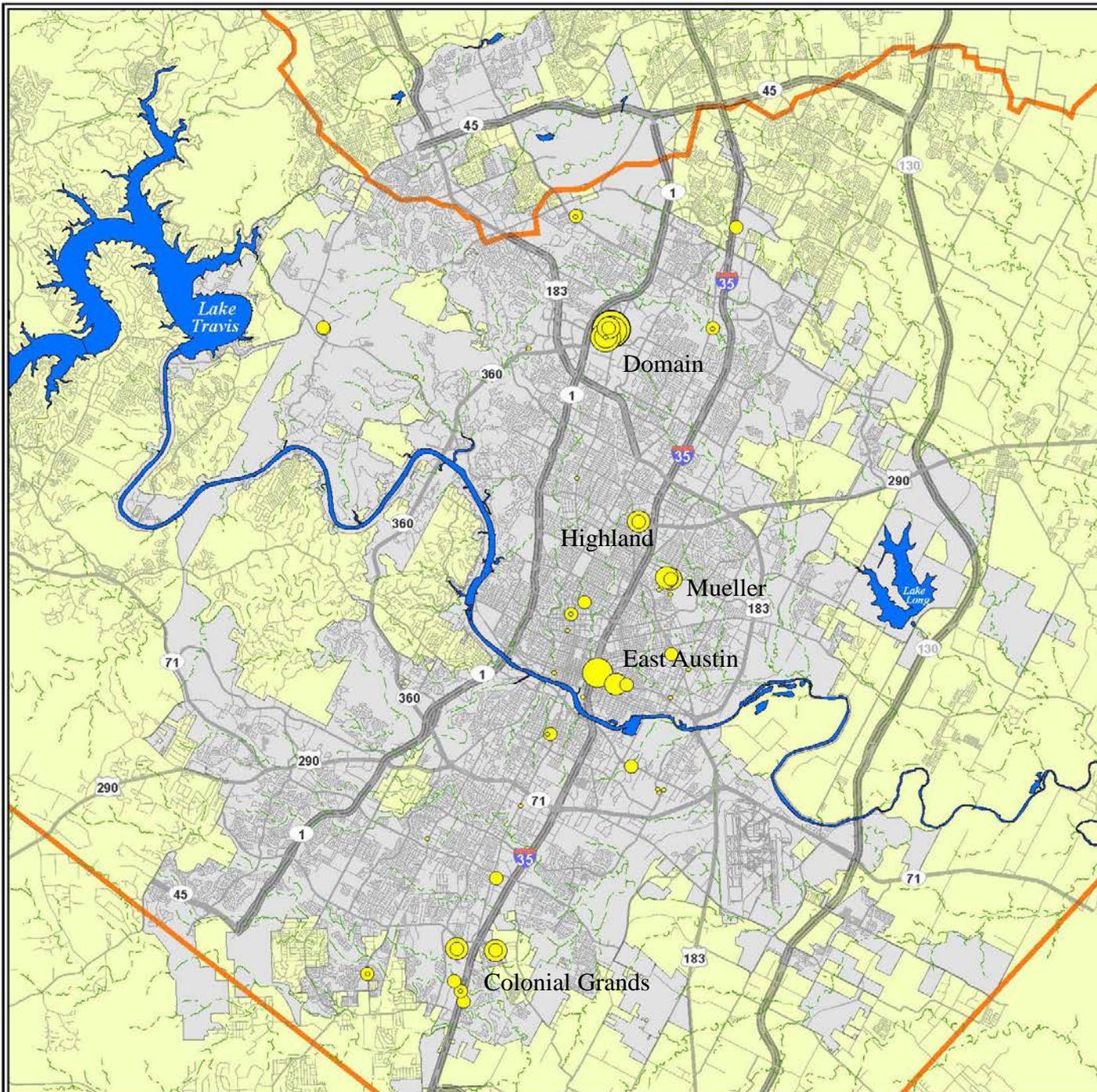
2016 Starts

Units in Project

- Fewer than 20
- 20 to 50
- 50 to 100
- 100 to 300
- 300 Plus

Net Units = 9,378

City of Austin



Map produced by: Ryan Robinson, City Demographer, City of Austin, January 2016.

Multi-Family Housing Activity

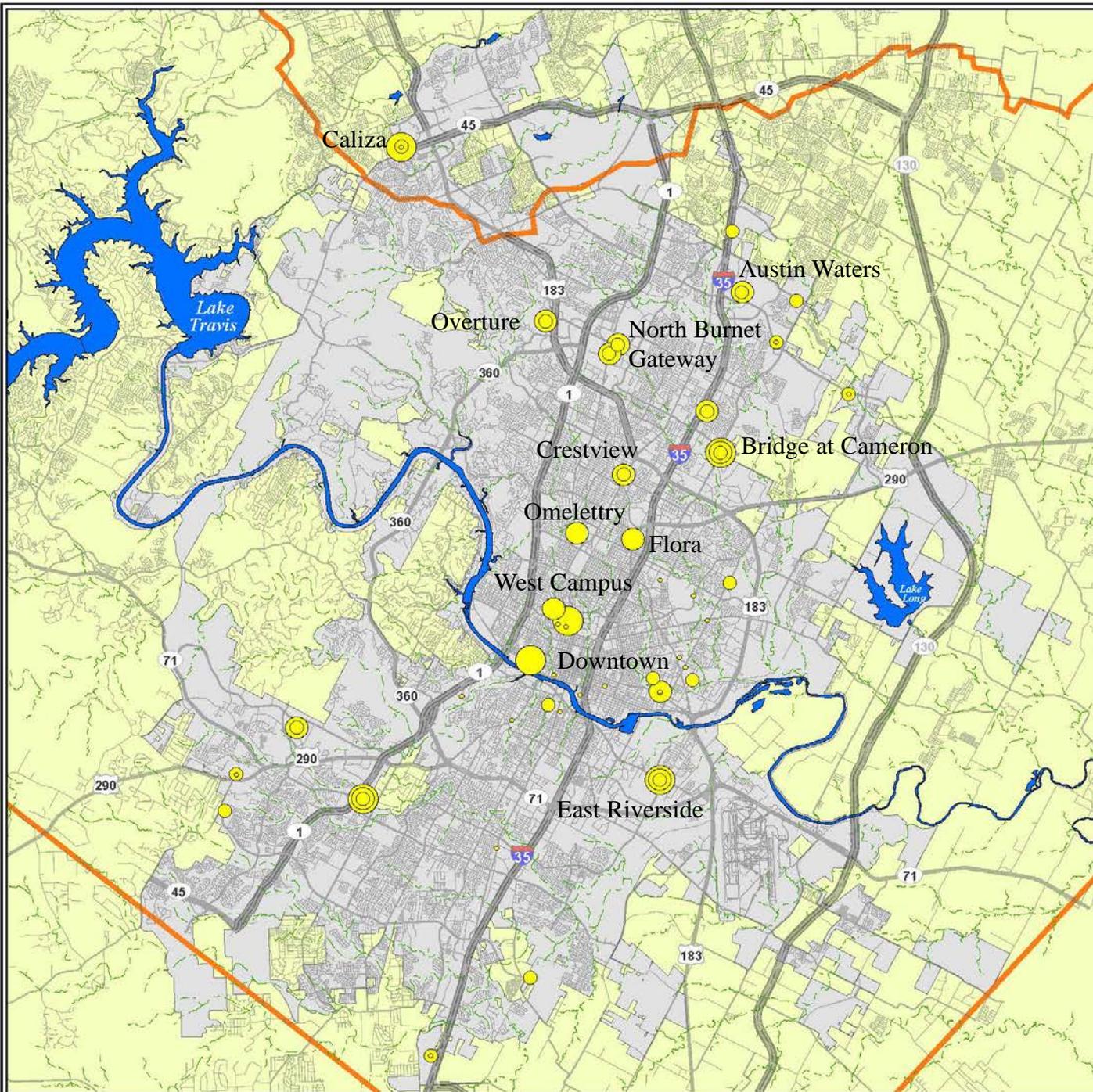
2017 Starts

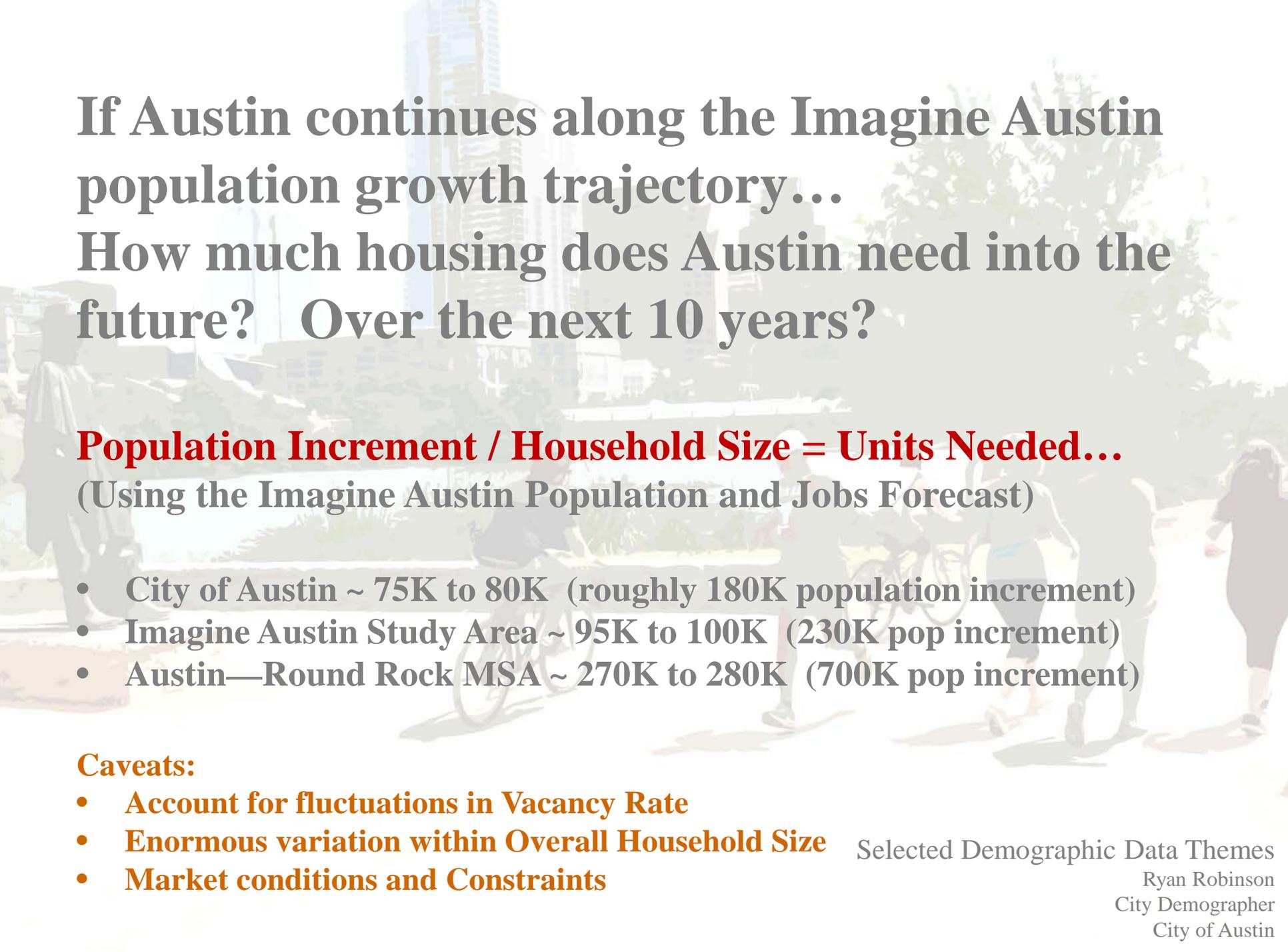
Units in Project

- Fewer than 20
- 20 to 50
- 50 to 100
- 100 to 300
- 300 Plus

Net Units = 11,706

City of Austin





If Austin continues along the Imagine Austin population growth trajectory... How much housing does Austin need into the future? Over the next 10 years?

Population Increment / Household Size = Units Needed...

(Using the Imagine Austin Population and Jobs Forecast)

- City of Austin ~ 75K to 80K (roughly 180K population increment)
- Imagine Austin Study Area ~ 95K to 100K (230K pop increment)
- Austin—Round Rock MSA ~ 270K to 280K (700K pop increment)

Caveats:

- **Account for fluctuations in Vacancy Rate**
- **Enormous variation within Overall Household Size**
- **Market conditions and Constraints**

Selected Demographic Data Themes

Ryan Robinson
City Demographer
City of Austin

