



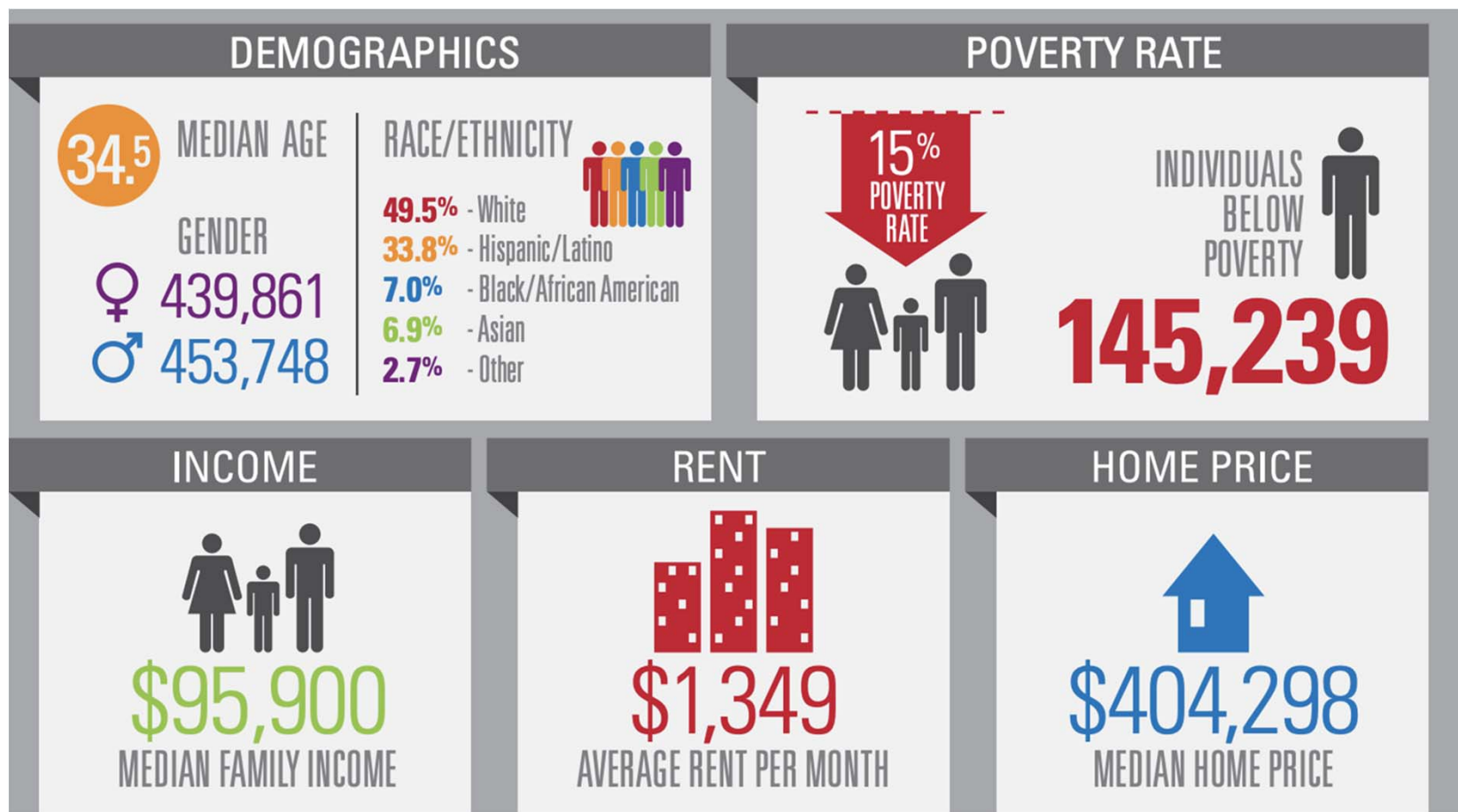
Housing**Works**

AUSTIN

**“All Kinds of Homes,  
in All Parts of Town,  
for All Kinds of People”**

HousingWorks is a 501(c)(3) organization that focuses on research, education, and advocacy in Austin and the Central Texas region. We advocate for a wide range of housing options so that all Austinites can afford a home that is close to jobs, family, schools, recreation, and places of worship.

# Austin at a Glance 2019



# Austin at a Glance 2019

## HOMELESS

# OF  
PEOPLE LIVING  
ON THE STREETS **1037** 

## SUBSIDIZED HOUSING

**42,136**   
# OF SUBSIDIZED AFFORDABLE HOUSING UNITS

## COST BURDENED



**13%**  
ARE EXTREMELY  
COST BURDENED  
**STATE OF TEXAS**



**17%**  
ARE EXTREMELY  
COST BURDENED  
**CITY OF AUSTIN**

## TRANSIT CHOICES



**108** AVERAGE ANNUAL MASS TRANSIT  
TRIPS TAKEN CITYWIDE

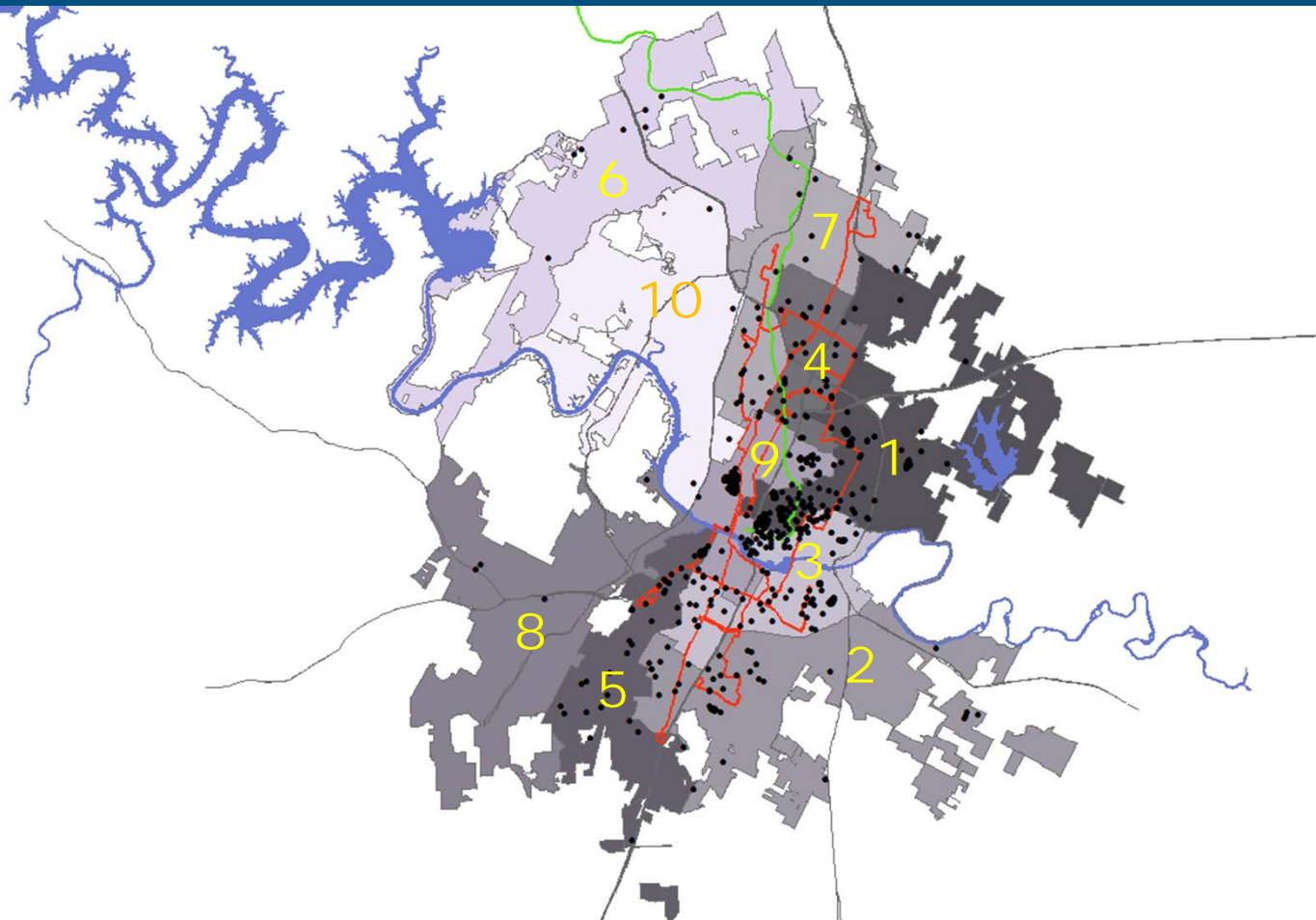
**19,475**   
AVERAGE ANNUAL VEHICLE  
MILES TRAVELED CITYWIDE



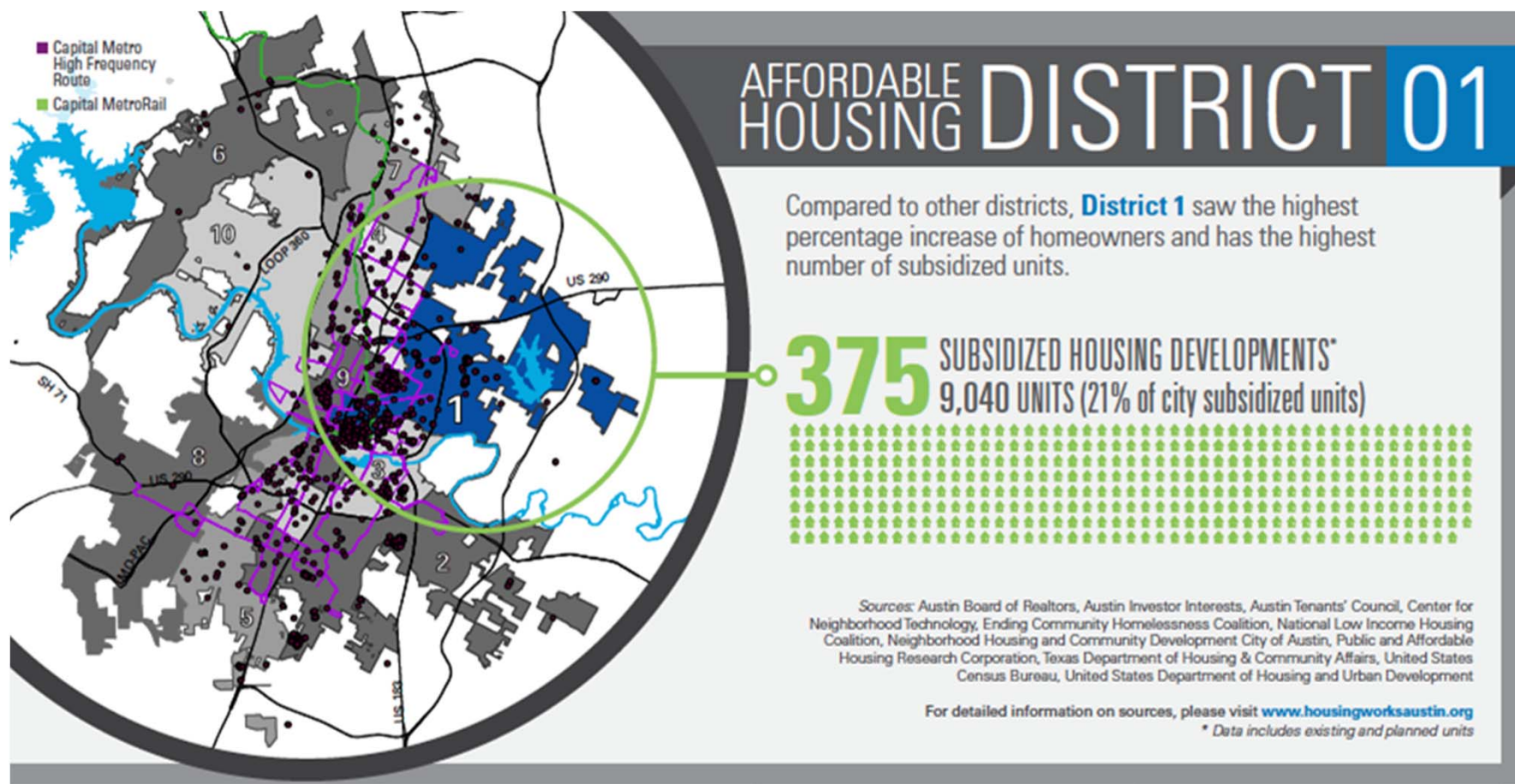
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# Austin City Council Districts

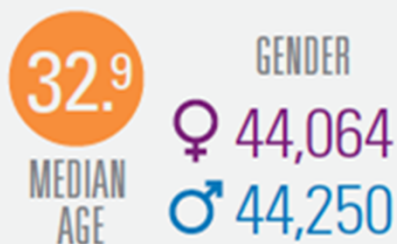


## District 1 Analysis 2019



# District 1 Analysis 2019

## DEMOGRAPHICS



### RACE/ETHNICITY

26,205 - White  
39,320 - Hispanic/Latino  
17,848 - Black/African American  
2,805 - Asian  
2,136 - Other



## HOMELESSNESS



## COST OF LIVING



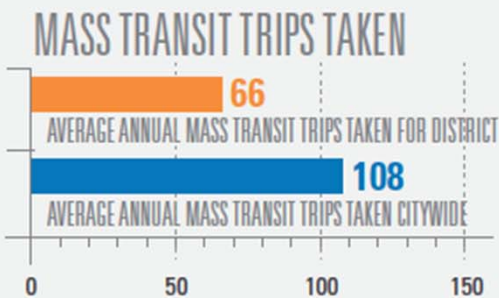
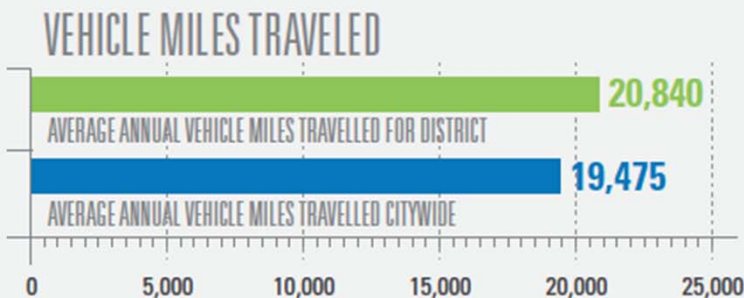
## RENTER VS. OWNER



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# District 1 Analysis 2019

## DISTRICT 1 CHALLENGES



<http://housingworksAustin.org>

Revised 10/21/2019



## District Analysis - Comparison of 2018 & 2019 Subsidized Units

2018

2019

**01** **310** SUBSIDIZED HOUSING DEVELOPMENTS\*  
7,270 UNITS (21% of city subsidized units)

**02** **476** SUBSIDIZED HOUSING DEVELOPMENTS\*  
5,151 UNITS (15% of city subsidized units)

**03** **180** SUBSIDIZED HOUSING DEVELOPMENTS\*  
6,624 UNITS (19% of city subsidized units)

**04** **37** SUBSIDIZED HOUSING DEVELOPMENTS\*  
3,800 UNITS (11% of city subsidized units)

**05** **107** SUBSIDIZED HOUSING DEVELOPMENTS\*  
3,117 UNITS (9% of city subsidized units)

**01** **375** SUBSIDIZED HOUSING DEVELOPMENTS\*  
9,040 UNITS (21% of city subsidized units)

**02** **514** SUBSIDIZED HOUSING DEVELOPMENTS\*  
5,992 UNITS (14% of city subsidized units)

**03** **207** SUBSIDIZED HOUSING DEVELOPMENTS\*  
8,118 UNITS (19% of city subsidized units)

**04** **46** SUBSIDIZED HOUSING DEVELOPMENTS\*  
4,649 UNITS (11% of city subsidized units)

**05** **115** SUBSIDIZED HOUSING DEVELOPMENTS\*  
3,625 UNITS (9% of city subsidized units)

## District Analysis - Comparison of 2018 & 2019 Subsidized Units

2018

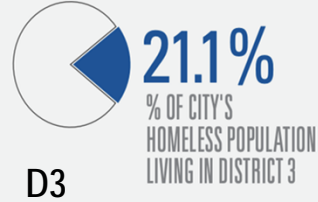
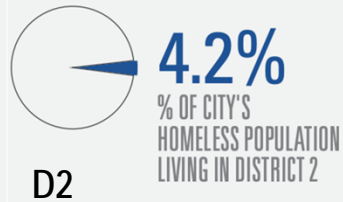
06	10	SUBSIDIZED HOUSING DEVELOPMENTS* 1,098 UNITS (3% of city subsidized units)
07	36	SUBSIDIZED HOUSING DEVELOPMENTS* 3,313 UNITS (10% of city subsidized units)
08	4	SUBSIDIZED HOUSING DEVELOPMENTS* 498 UNITS (1% of city subsidized units)
09	540	SUBSIDIZED HOUSING DEVELOPMENTS* 3,466 UNITS (10% of city subsidized units)
10	7	SUBSIDIZED HOUSING DEVELOPMENTS* 375 UNITS (1% of city subsidized units)

2019

06	12	SUBSIDIZED HOUSING DEVELOPMENTS* 1,366 UNITS (3% of city subsidized units)
07	50	SUBSIDIZED HOUSING DEVELOPMENTS* 4,566 UNITS (11% of city subsidized units)
08	5	SUBSIDIZED HOUSING DEVELOPMENTS* 498 UNITS (1% of city subsidized units)
09	713	SUBSIDIZED HOUSING DEVELOPMENTS* 3,852 UNITS (9% of city subsidized units)
10	11	SUBSIDIZED HOUSING DEVELOPMENTS* 430 UNITS (1% of city subsidized units)

## District Analysis - Comparison of 2018 & 2019 Homeless Population

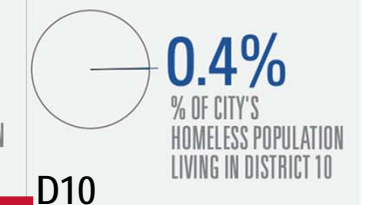
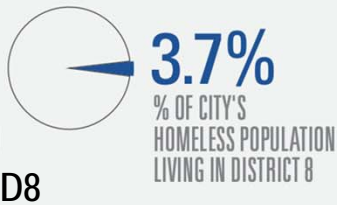
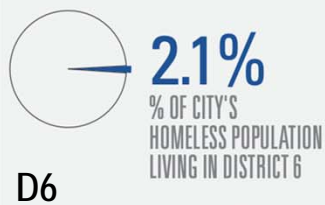
2018



2019



2018



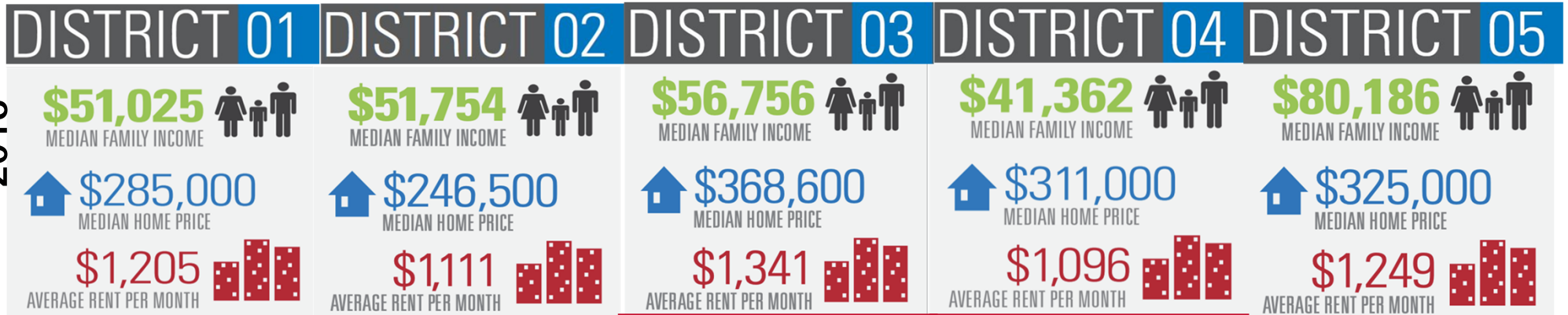
2019



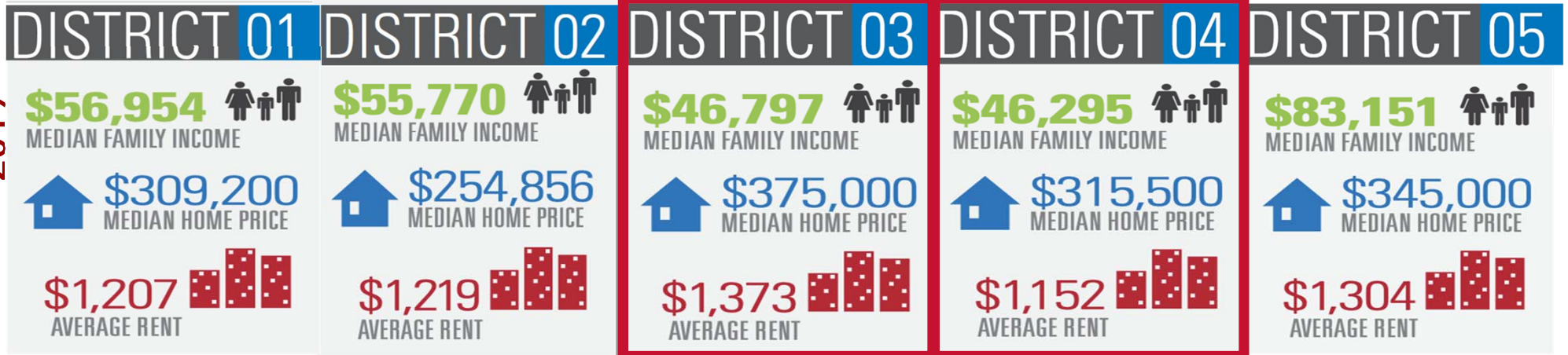


# District Analysis - Comparison of 2018 & 2019 Cost of Living

2018



2019

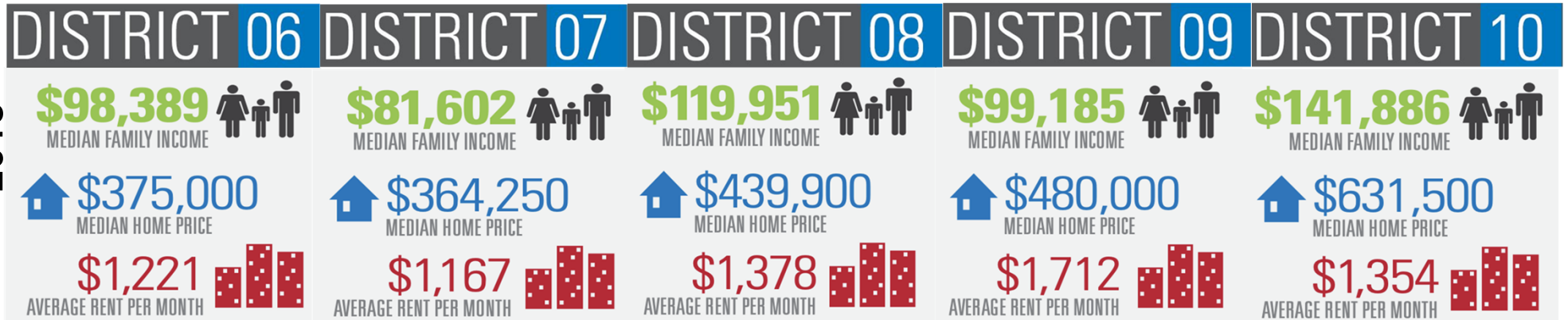


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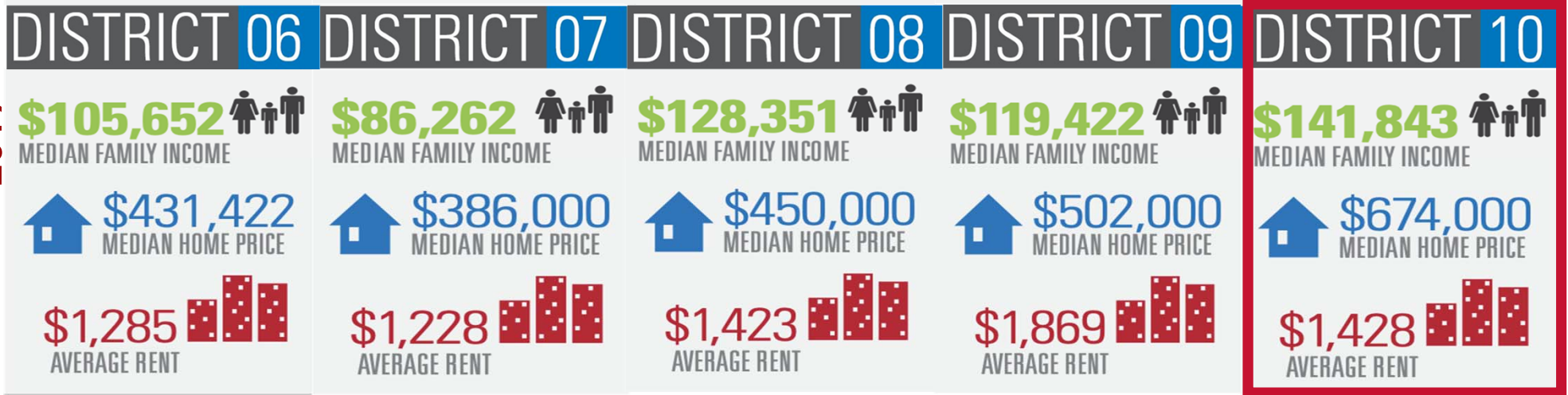


# District Analysis - Comparison of 2018 & 2019 Cost of Living

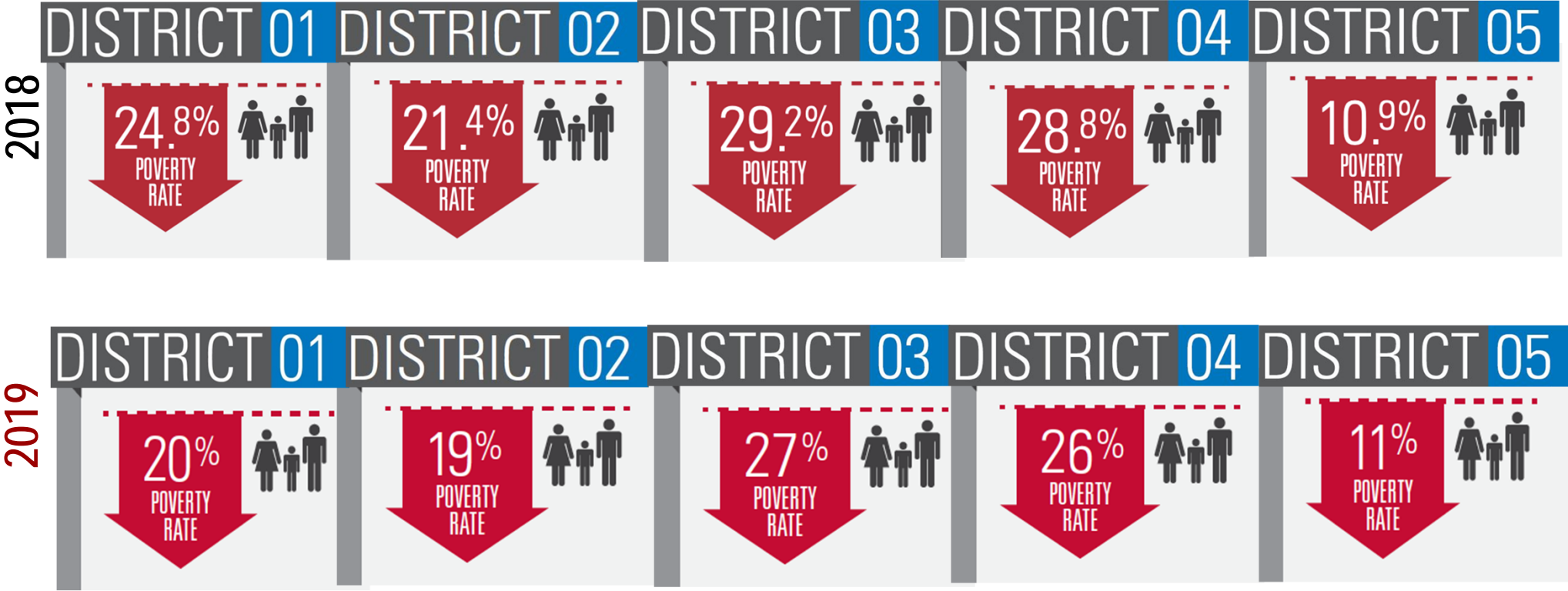
2018



2019

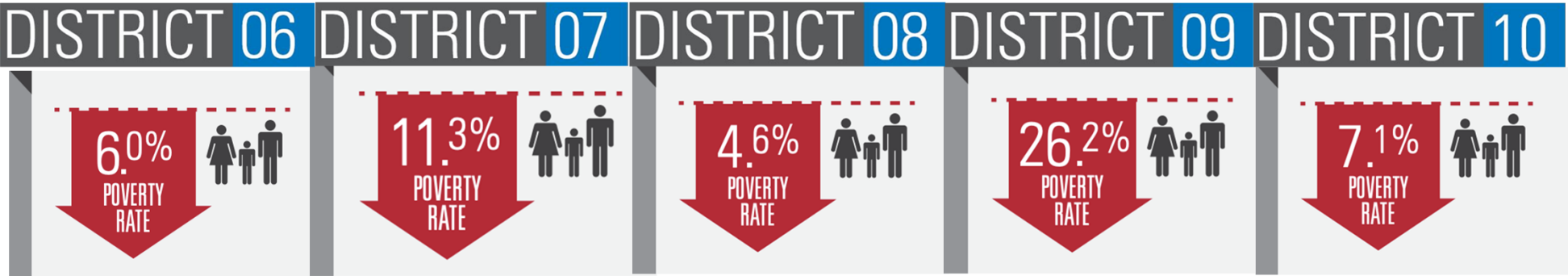


# District Analysis - Comparison of 2018 & 2019 Poverty Rate



# District Analysis - Comparison of 2018 & 2019 Poverty Rate

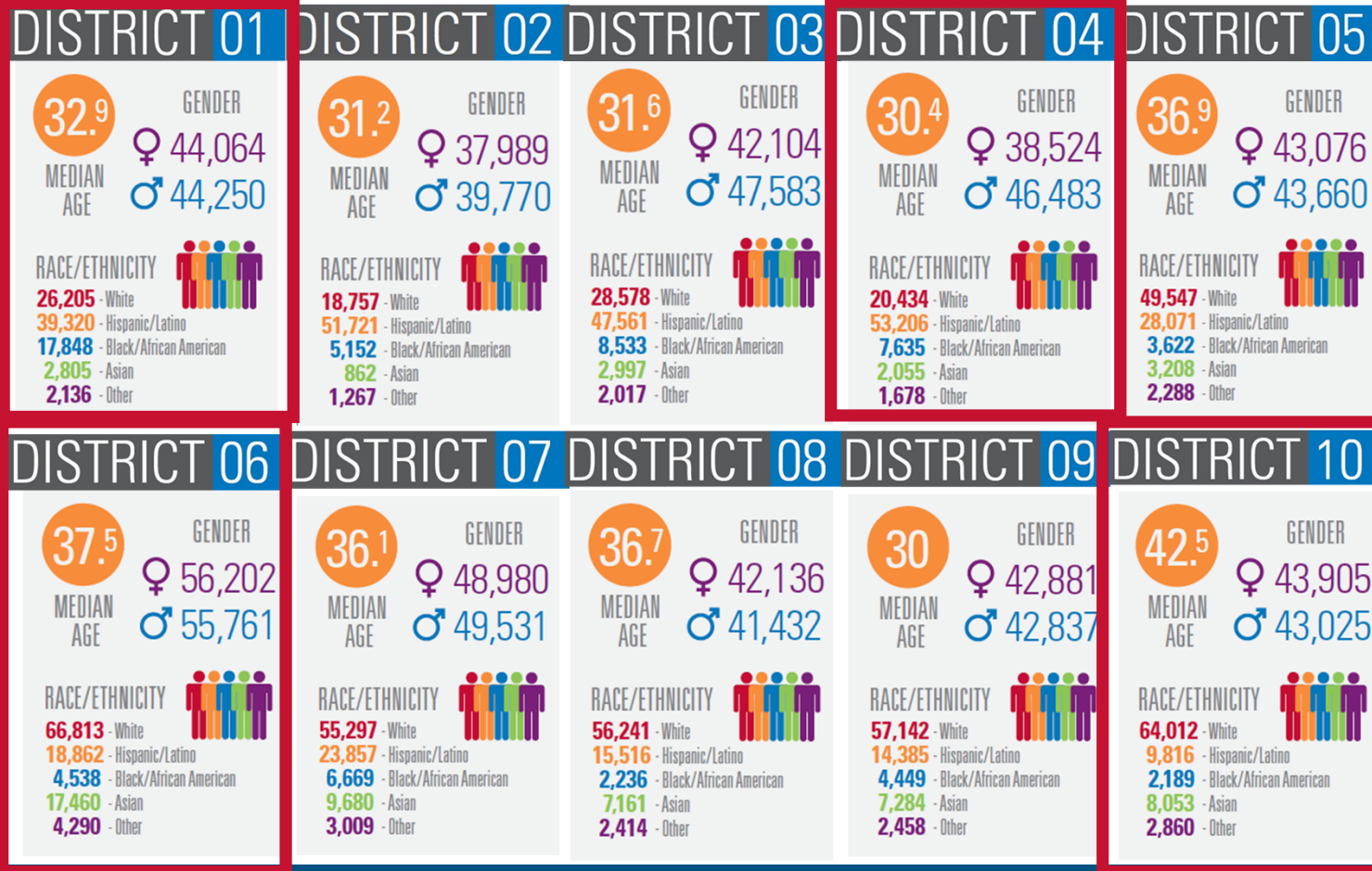
2018



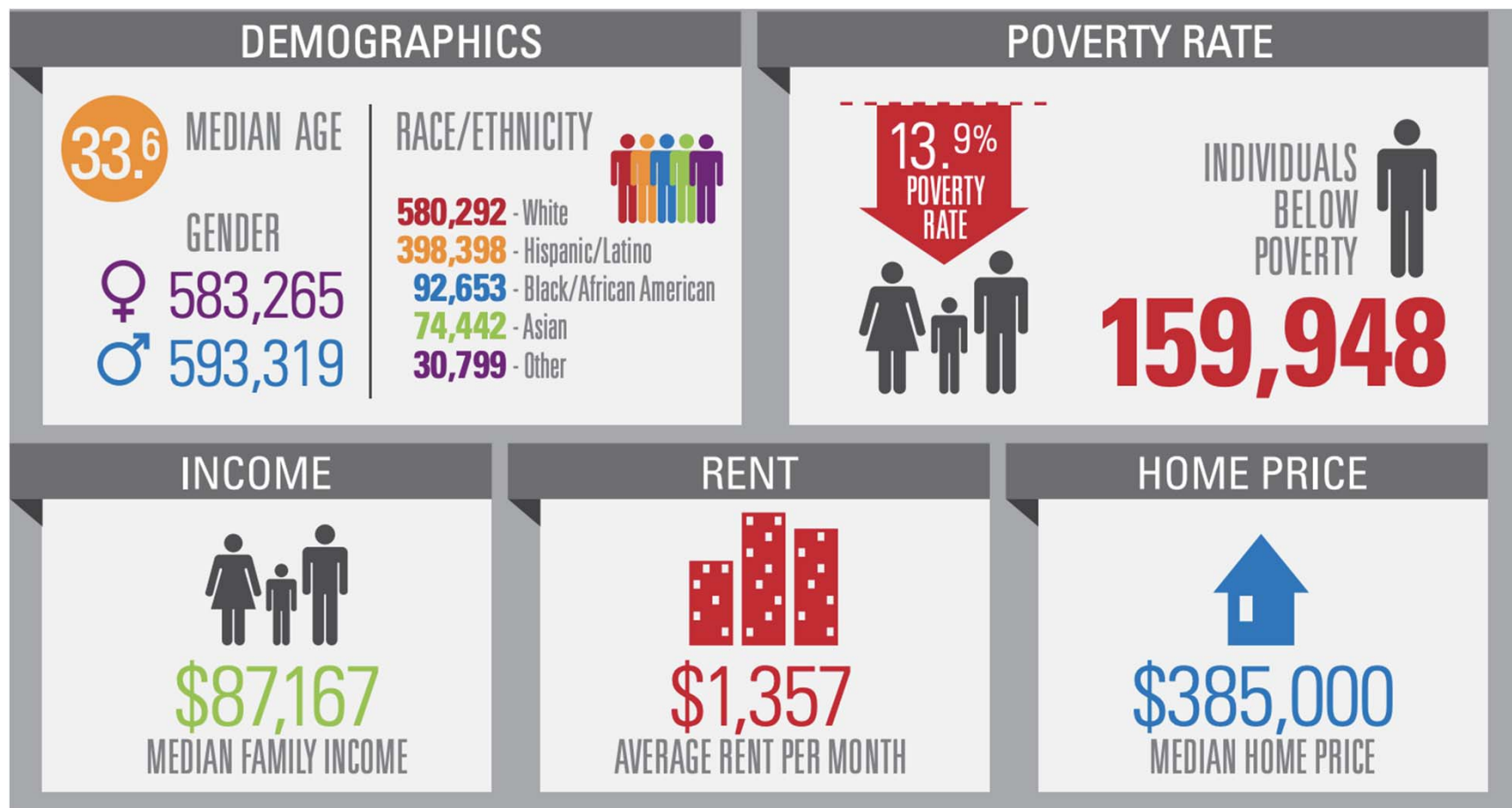
2019



# District Analysis Demographics 2019

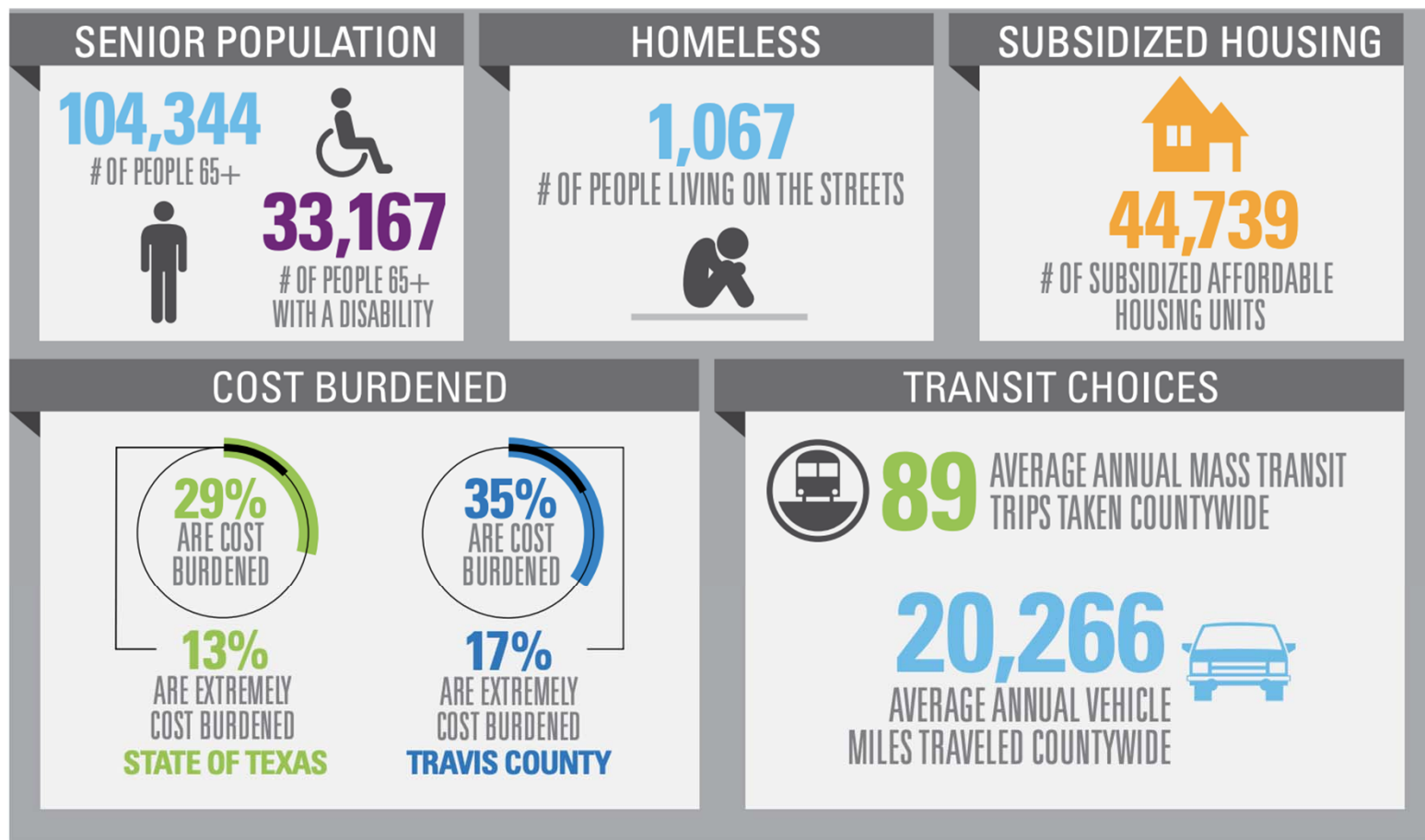


# Travis County at a Glance 2019

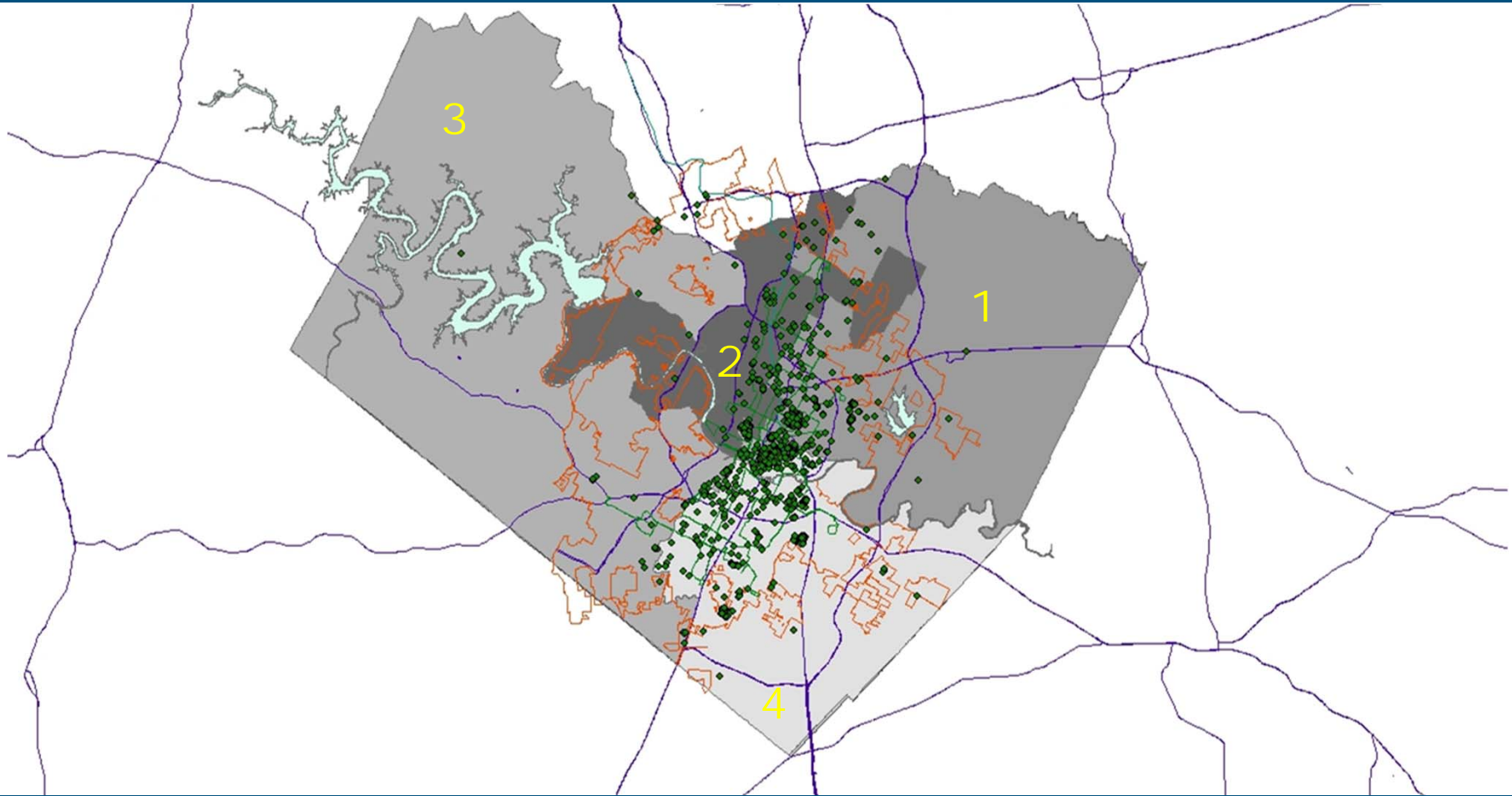




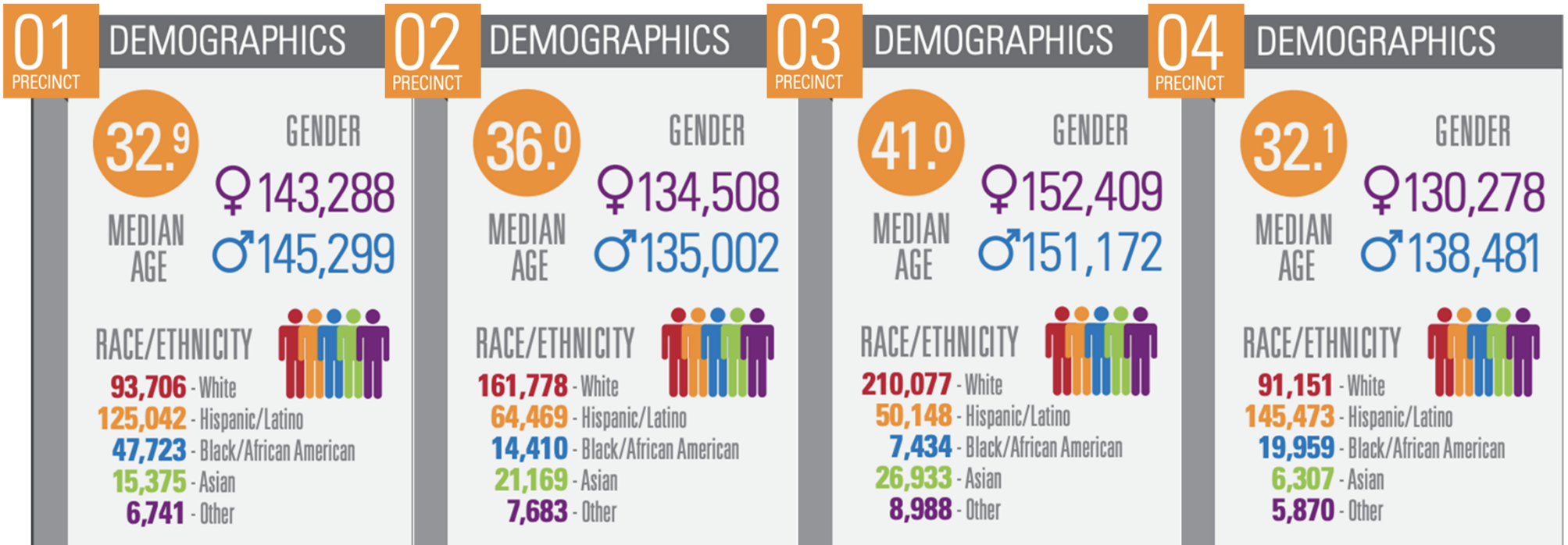
# Travis County at a Glance 2019



# Travis County Precincts

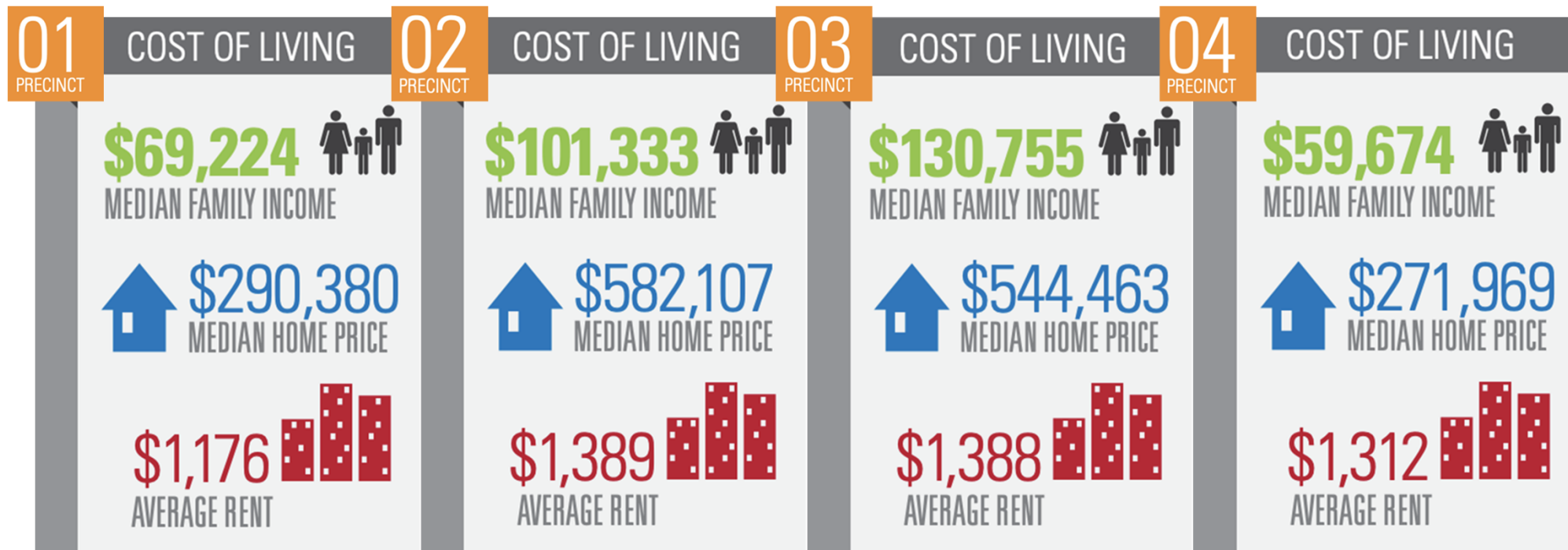


# Travis County Precinct Analysis Demographics 2019





# Travis County Precinct Analysis Cost of Living 2019



# Travis County Precinct Analysis Renter vs. Owner 2019

01  
PRECINCT

RENTER VS. OWNER

% OF  
HOMEOWNERS  
IN PRECINCT **56%**



**44%** % OF  
RENTERS  
IN PRECINCT

02  
PRECINCT

RENTER VS. OWNER

% OF  
HOMEOWNERS  
IN PRECINCT **45%**



**55%** % OF  
RENTERS  
IN PRECINCT

03  
PRECINCT

RENTER VS. OWNER

% OF  
HOMEOWNERS  
IN PRECINCT **65%**



**35%** % OF  
RENTERS  
IN PRECINCT

04  
PRECINCT

RENTER VS. OWNER

% OF  
HOMEOWNERS  
IN PRECINCT **41%**

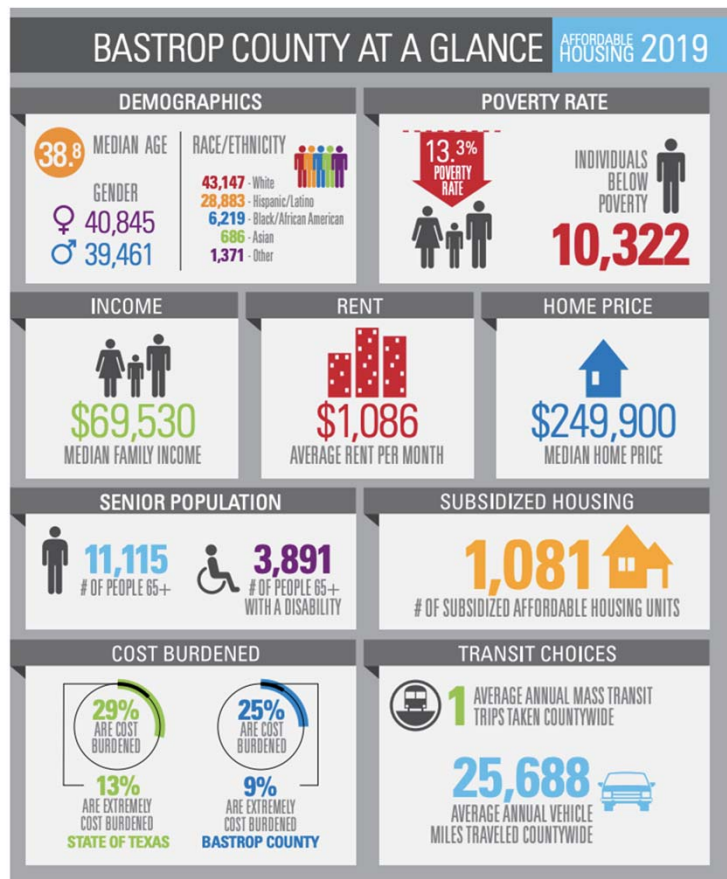


**59%** % OF  
RENTERS  
IN PRECINCT



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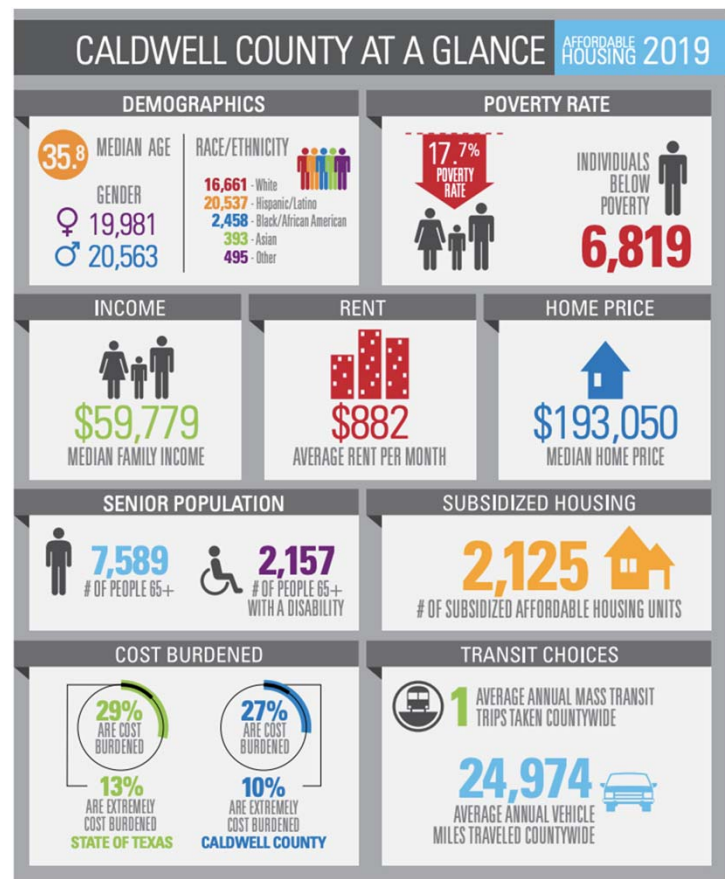
# Bastrop & Caldwell Counties at a Glance 2019



Sources: Austin Board of Realtors, Austin Investor Interests, Center for Neighborhood Technology, National Low Income Housing Coalition, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department



Integral Care BBVA



Sources: Austin Board of Realtors, Austin Investor Interests, Center for Neighborhood Technology, National Low Income Housing Coalition, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department

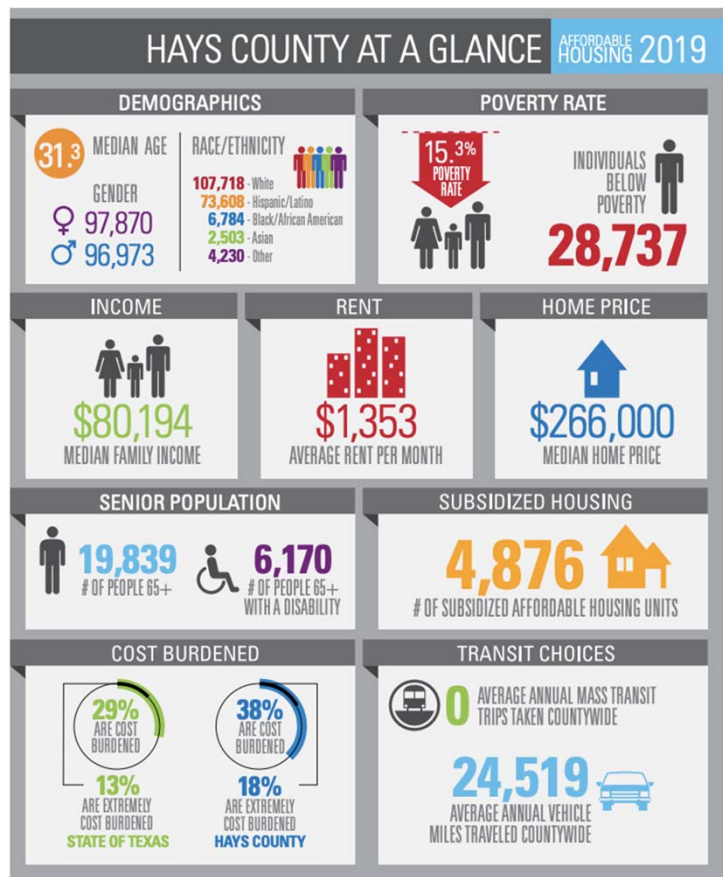


Integral Care BBVA

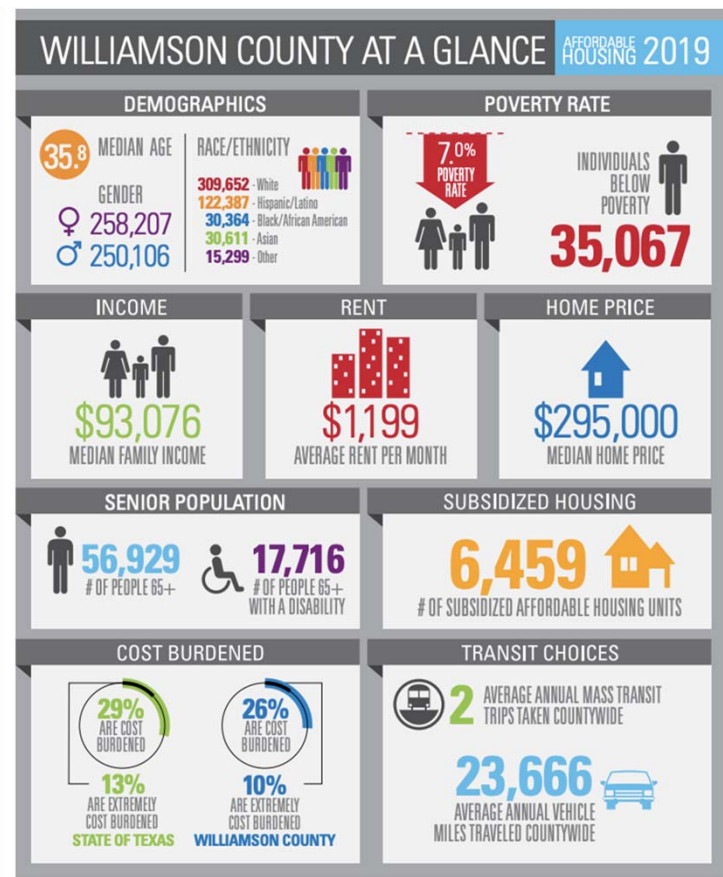


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# Hays & Williamson Counties at a Glance 2019



Sources: Austin Board of Realtors, Austin Investor Interests, Center for Neighborhood Technology, National Low Income Housing Coalition, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department



Sources: Austin Board of Realtors, Austin Investor Interests, Center for Neighborhood Technology, National Low Income Housing Coalition, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department



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## Conclusion

- Austin saw a significant increase in **median family income (MFI)** and **median home prices** from 2018 to 2019. Overall, in 2019, MFI increased by 11.5% from **\$86,000 to \$95,900** while the median home price increased by 10% from **\$367,000 to \$404,298**.
- Austin increased its subsidized unit count from **34,712 to 42,136 from 2018 to 2019, totaling 7,424 new units**. Districts 1, 2, and 3 have the highest number of subsidized units and absorb development burdens while Districts 6, 8, and 10 saw little to no increase in subsidized units. **More subsidized housing is needed throughout the surrounding counties.**
- **Tracking demographic change matters.** Travis County Precinct 3 has the highest percentage of Whites (37.74%) and Asians (38.59%) while Precinct 4 has the highest percentage of Hispanics/Latinos (37.77%) and Precinct 1 has the highest percentage of Blacks/African Americans (53.31%). Out of their respective total populations, Williamson County has the highest percentage of Whites (60.92%), Caldwell County has the highest percentage of Hispanics/Latinos (50.65%), and Travis County has the highest percentages of Blacks/African Americans (7.87%) and Asians (6.33%). **As Austin continues to grow, it is important to track demographic changes within and around Travis County to ensure that we are planning equitably for our communities.**



# Thank you!

In keeping with our motto, **“All Kinds of Homes, In All Parts of Town, For All Kinds of People,”** HousingWorks Austin has partnered with numerous stakeholders in the community to address the affordability concerns that many residents face daily.

The 2019 Travis Precinct Analysis and Counties at a Glance identifies the challenges ahead in ensuring that residents have affordable housing opportunities and showcases the progress already being made to achieve this. Considering the trends of increasing housing prices and stagnation of housing-cost burden, **innovative investment, policy initiatives, and partnerships are required to tackle affordability concerns and close all gaps.**



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