

Demographic Profile of Central Texas

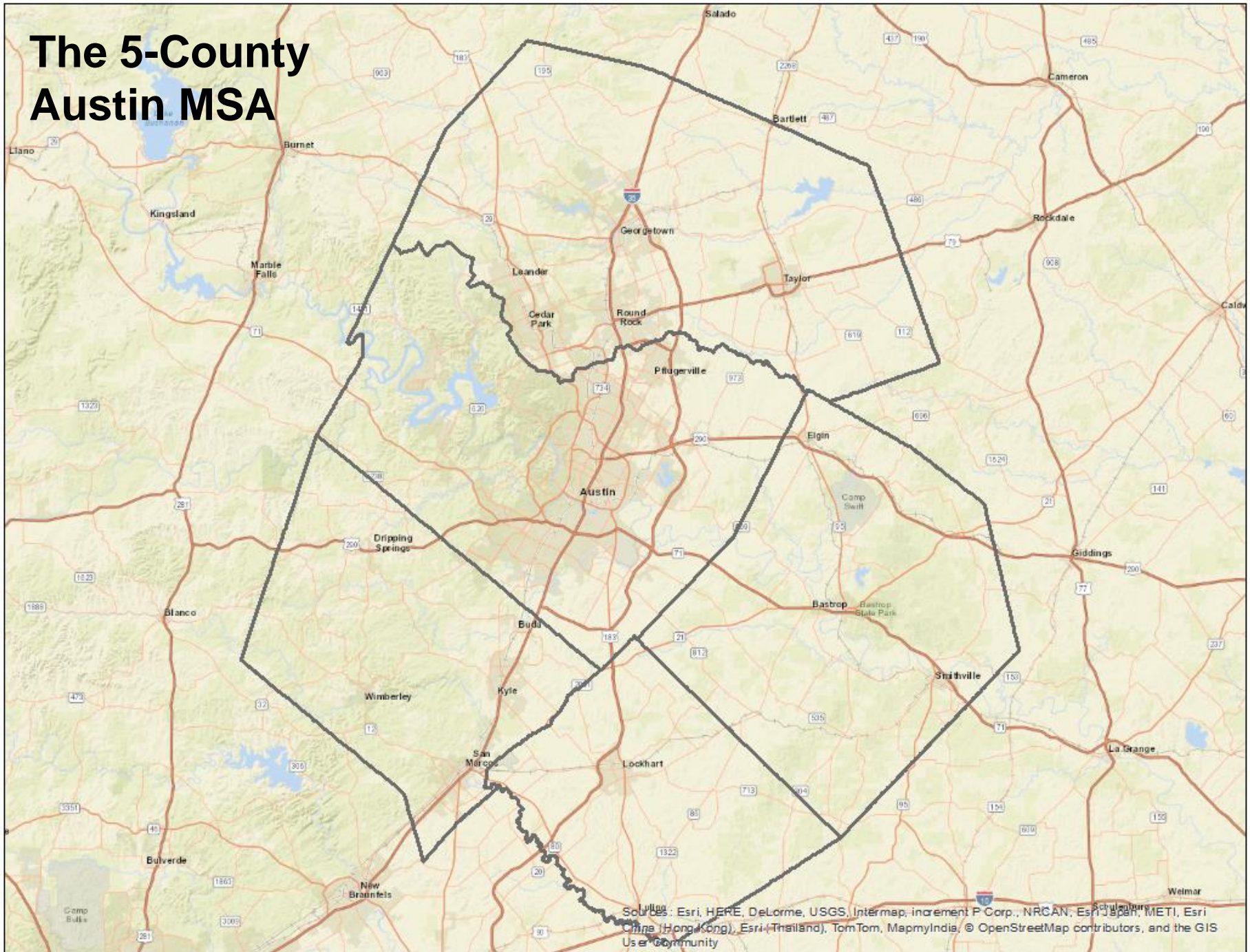
Community Advancement Network
Expanding Housing Opportunities



November 8, 2018

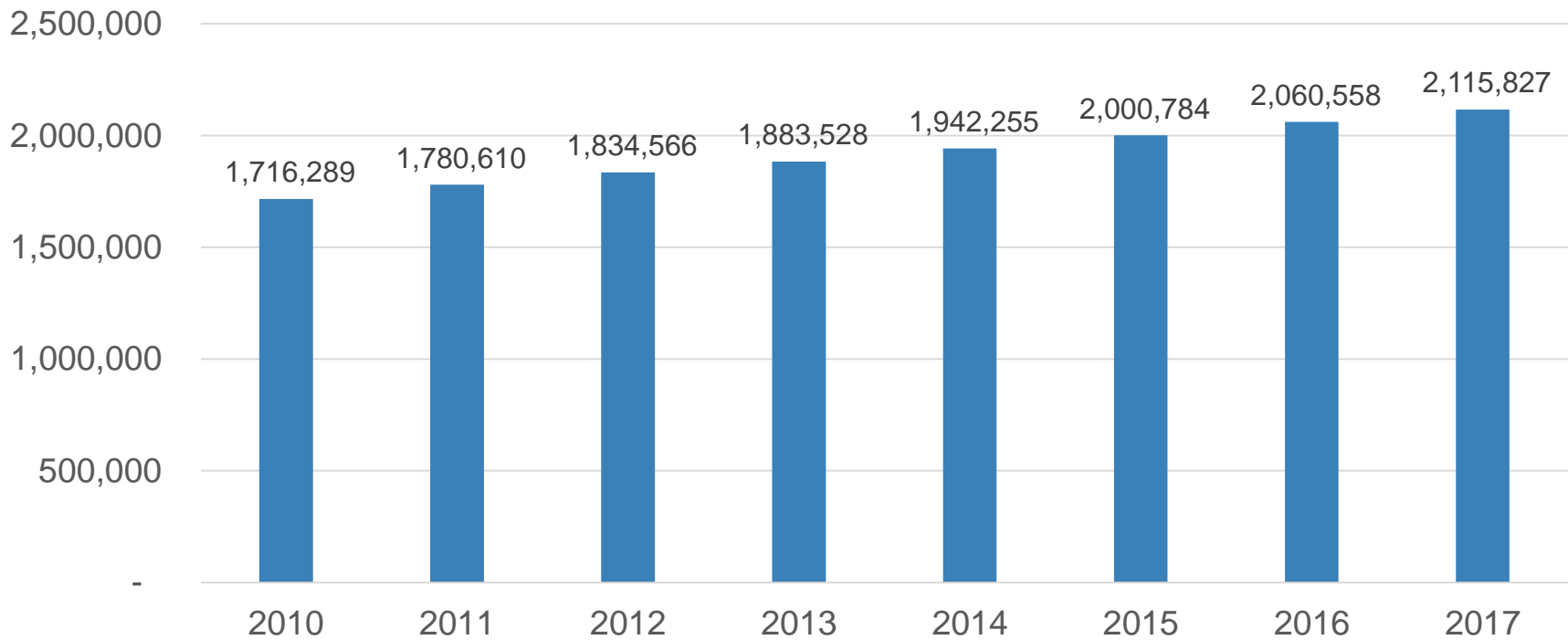
Chris Schreck,
Director of Regional Planning & Services,
Capital Area Council of Governments

The 5-County Austin MSA



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Population Growth in the Austin-RR MSA



Since 2010, the Austin-RR MSA has grown by 399,538 people.

For reference:

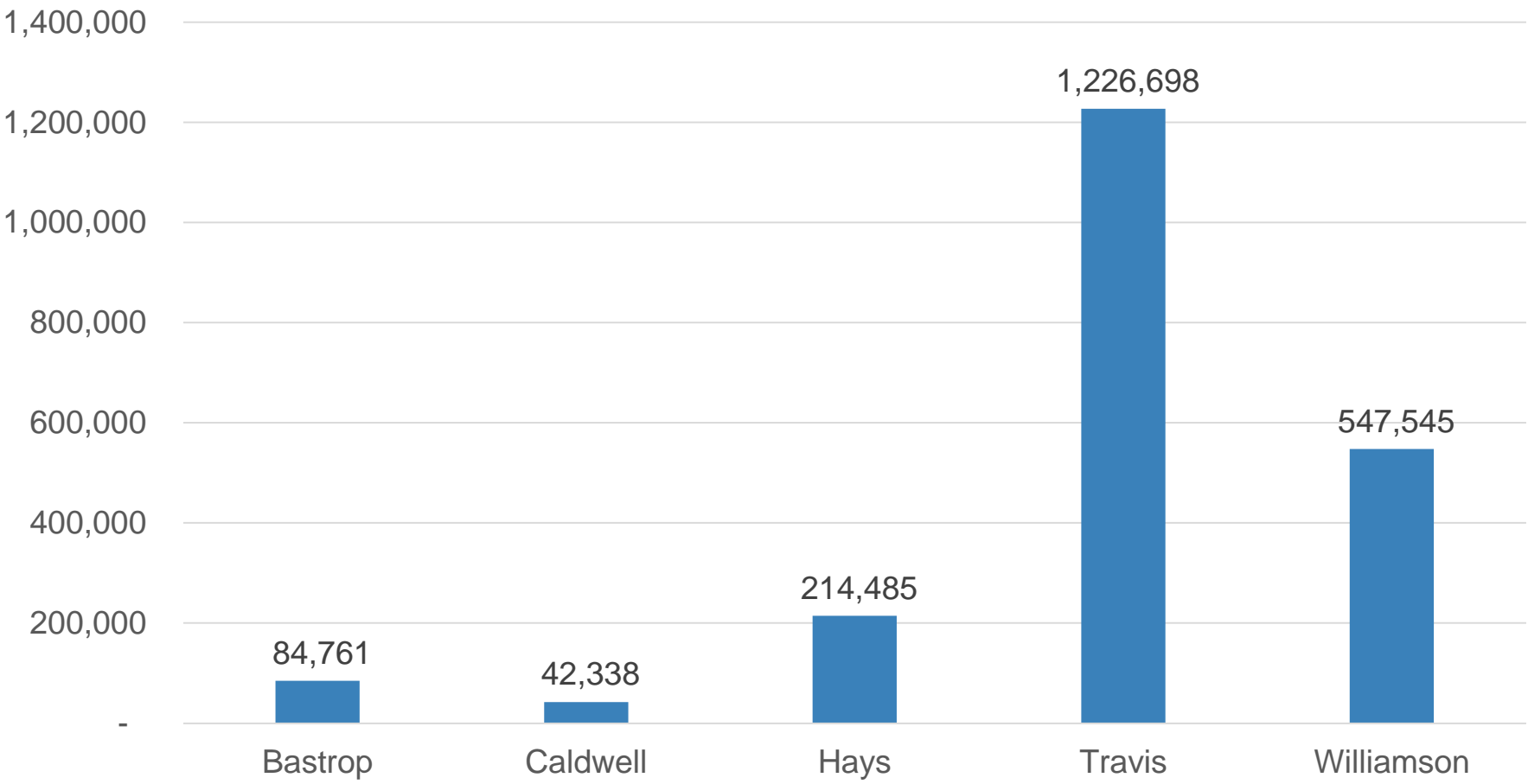
- The entire population of the Austin MSA in 1970 was 398,000.
- The current population of the Tallahassee, FL Metro Area is 382,627.
- The current population of the city of Minneapolis is 422,326.

Source: U.S. Census Bureau

Population Growth in the Austin-RR MSA

How is population distributed throughout the region?

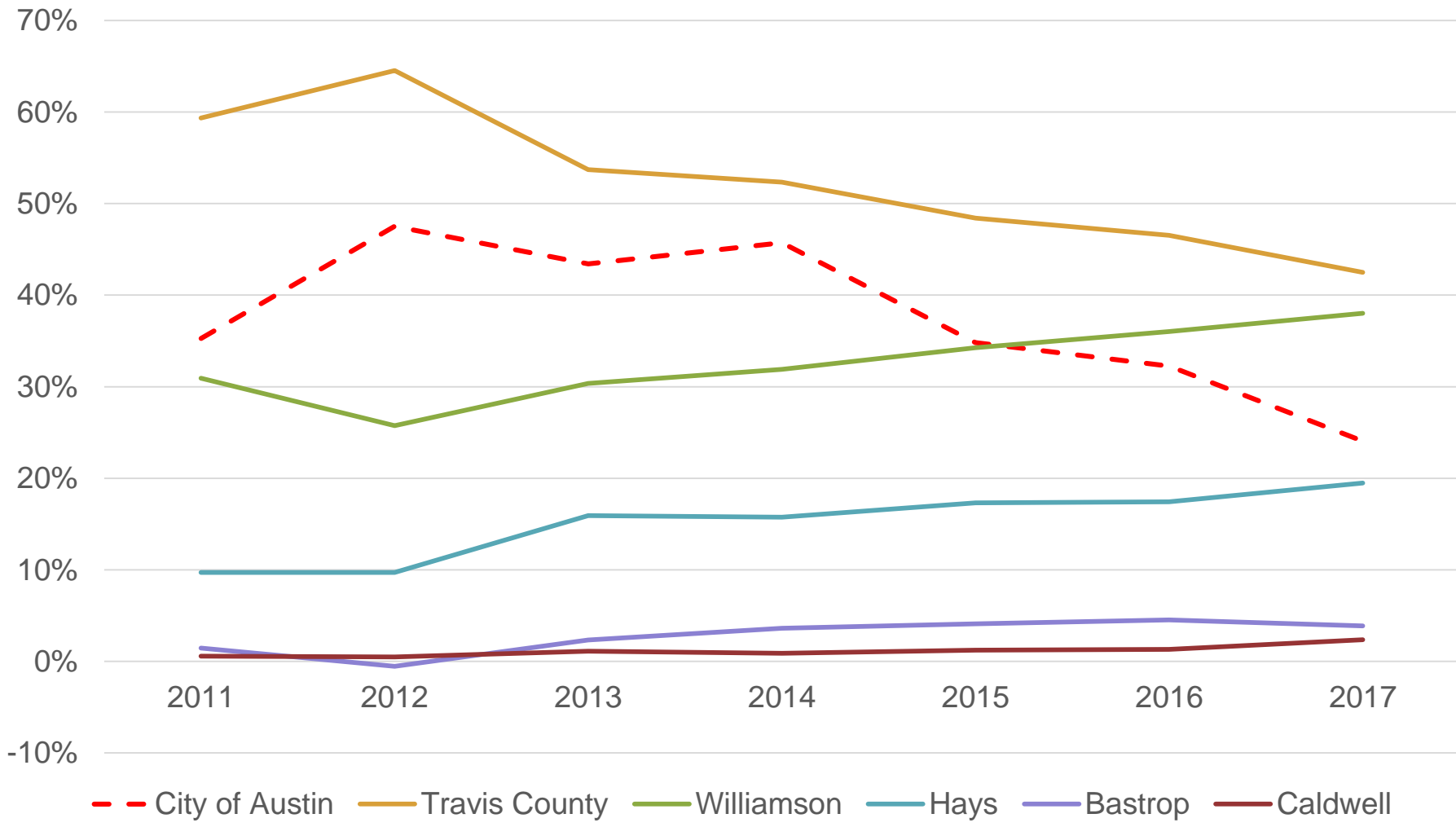
Population by MSA County (2017)



Source: U.S. Census Bureau

Population Growth in the Austin-RR MSA

Share of Annual Population Growth in the Austin-RR MSA

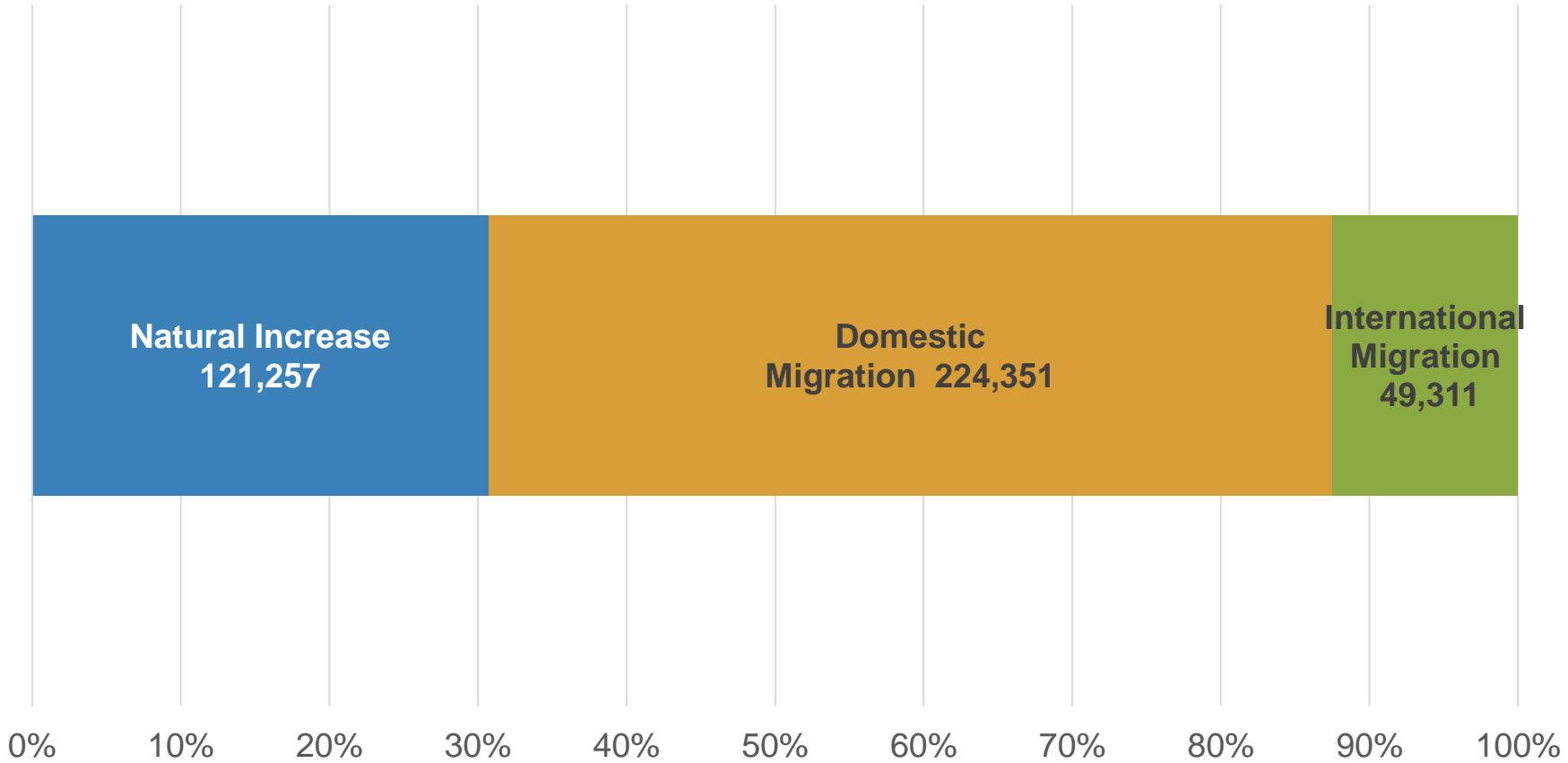


Source: U.S. Census Bureau

Population Growth in the Austin-RR MSA

What's driving that population growth ?

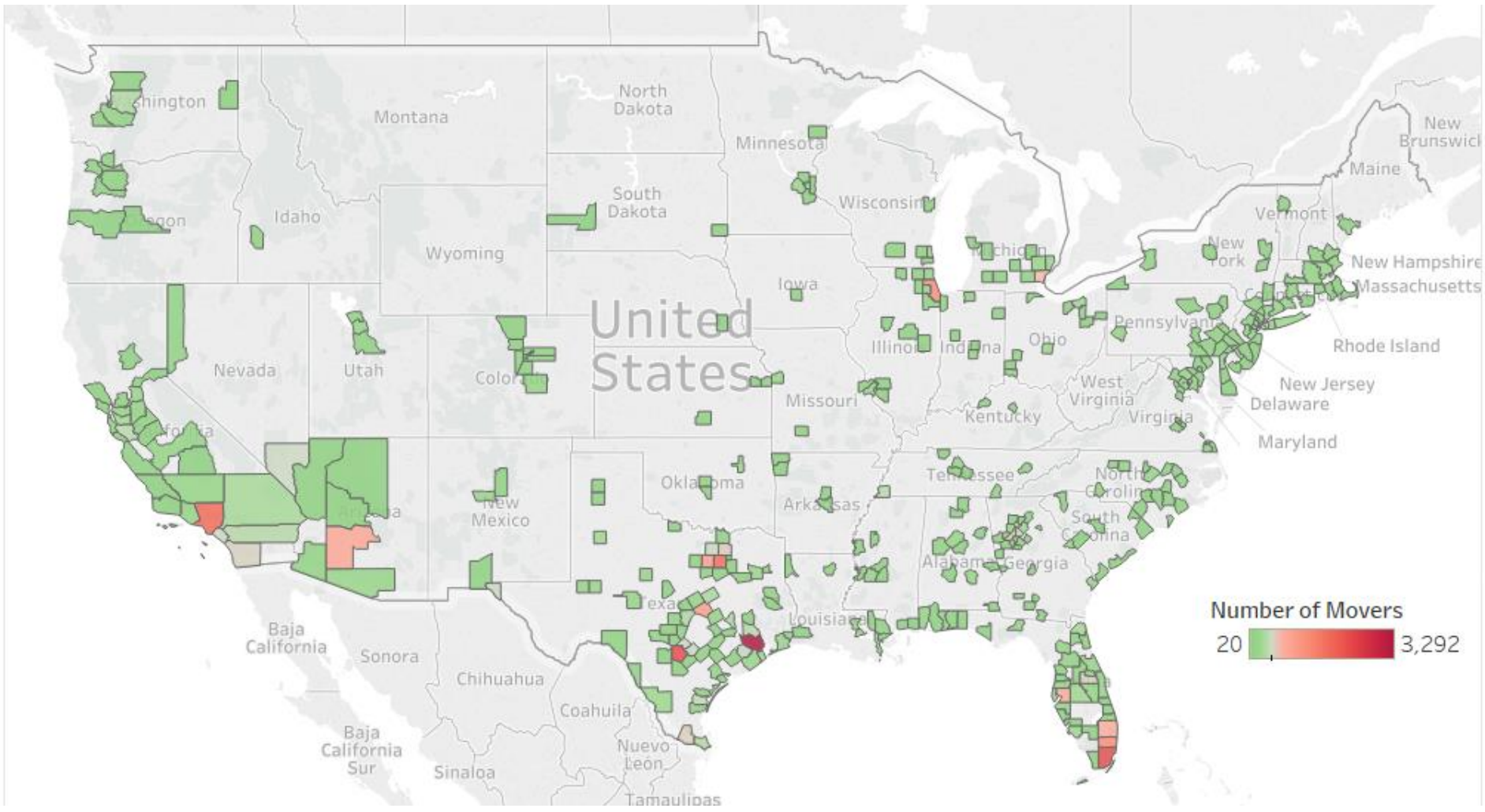
Components of Population Change in the Austin-RR MSA (2010-2017)



Source: U.S. Census Bureau

In-Migration to the Austin-RR MSA (15-16)

Where are all these people coming from?

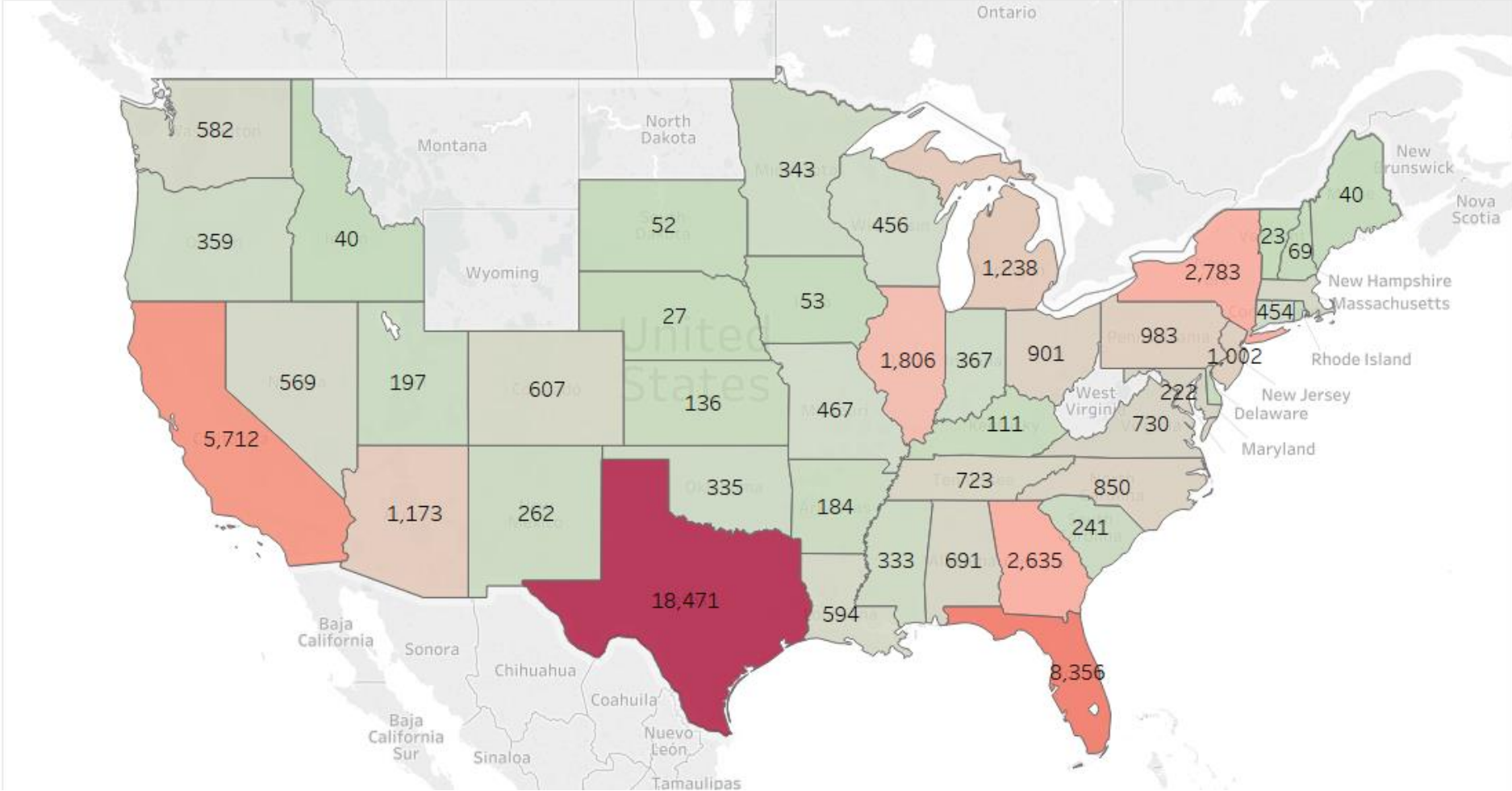


Source: IRS SOI Migration Data

In-Migration to the Austin-RR MSA (15-16)

Where are all these people coming from?

Migration Into the Austin-RR MSA (2016) by State of Origin



Source: IRS SOI Migration Data

In-Migration to the Austin-RR MSA (15-16)

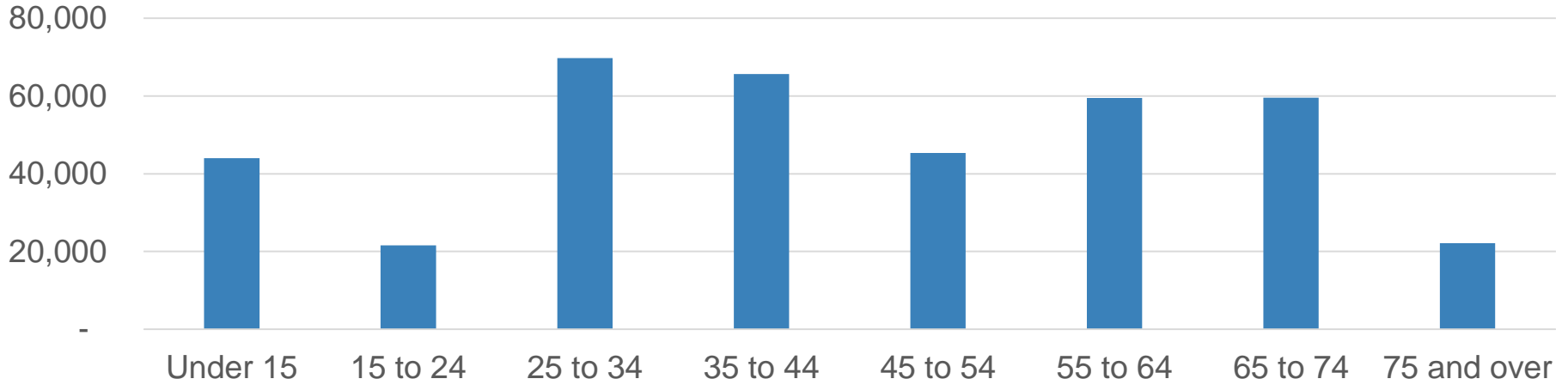
- Most common origin counties for folks moving to the Austin-RR MSA:

Origin County	Origin State	Total In-Migration (15-16)
Harris County	TX	3,292
Bexar County	TX	2,251
Miami-Dade County	FL	2,217
Los Angeles County	CA	1,791
Dallas County	TX	1,779
Broward County	FL	1,278
Cook County	IL	1,232
Orange County	CA	1,108
Tarrant County	TX	1,036

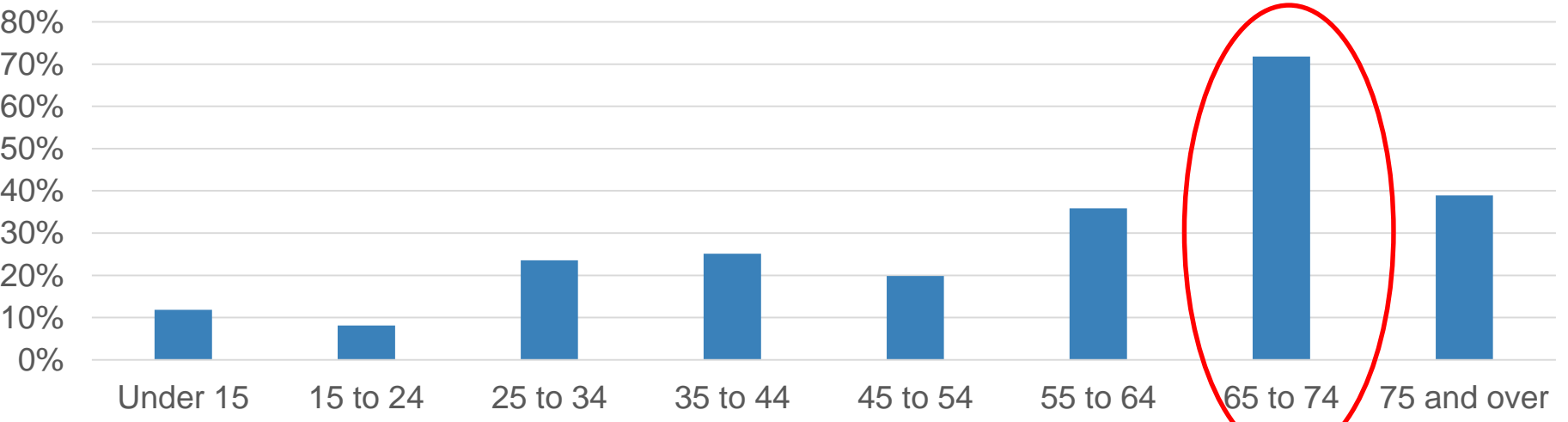
Source: IRS SOI Migration Data

Change in Population by Age

Change in Austin-RR MSA Population by Age Cohort (2010-2017)



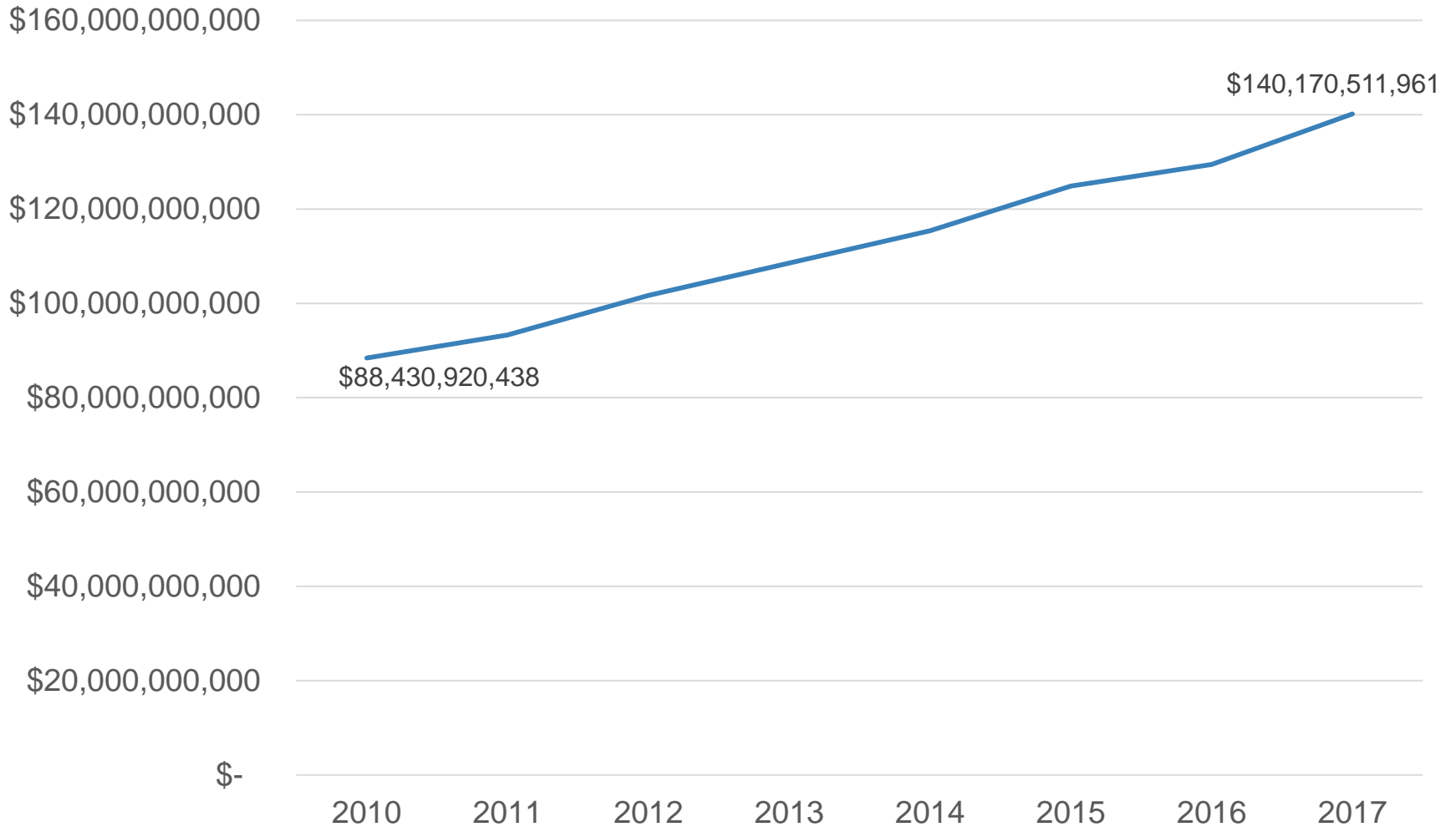
Percentage Change in Austin-RR MSA Population by Age Cohort (2010-2017)



Source: U.S. Census Bureau

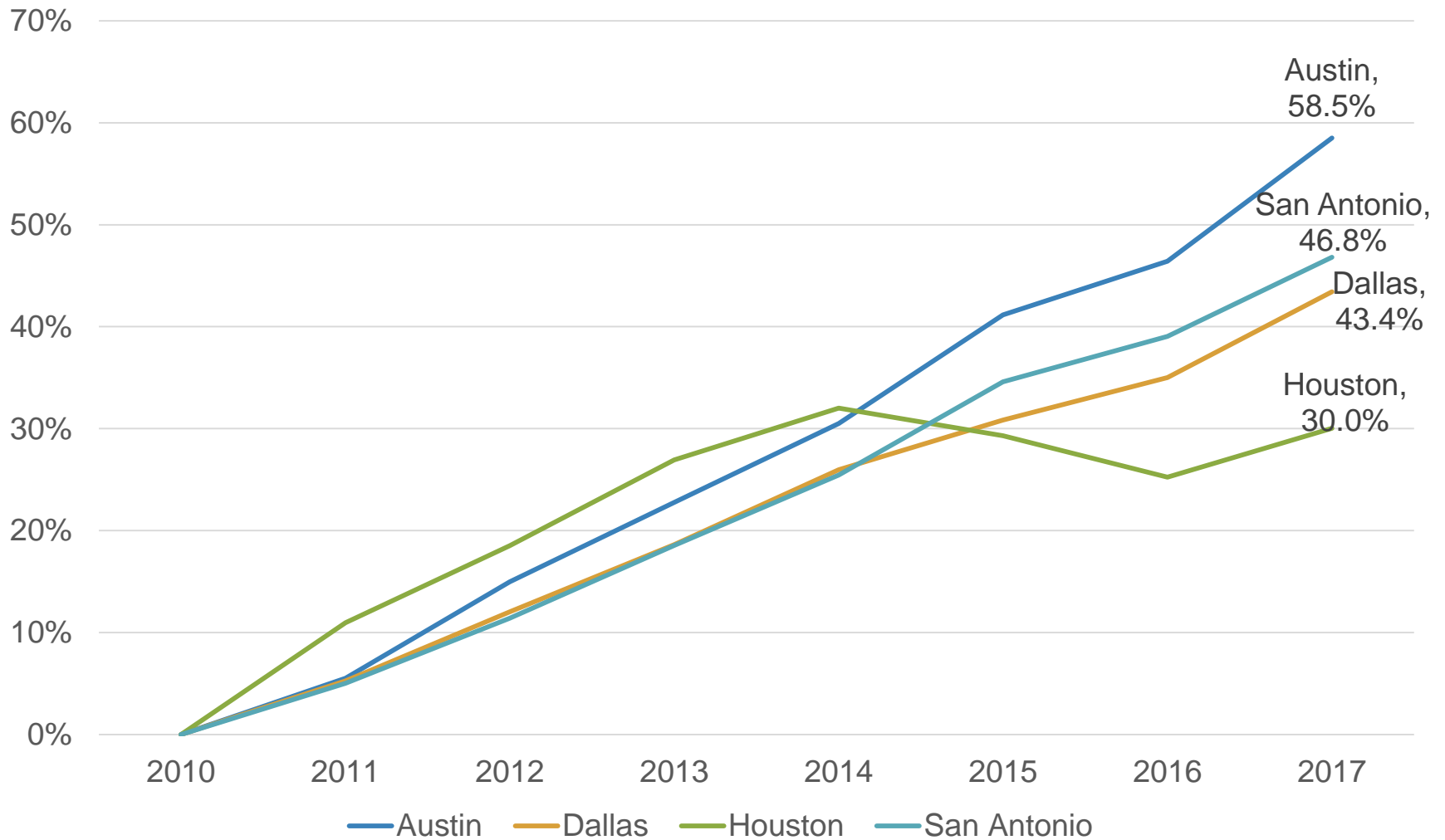
The Economy...

Austin -RR MSA Gross Regional Product



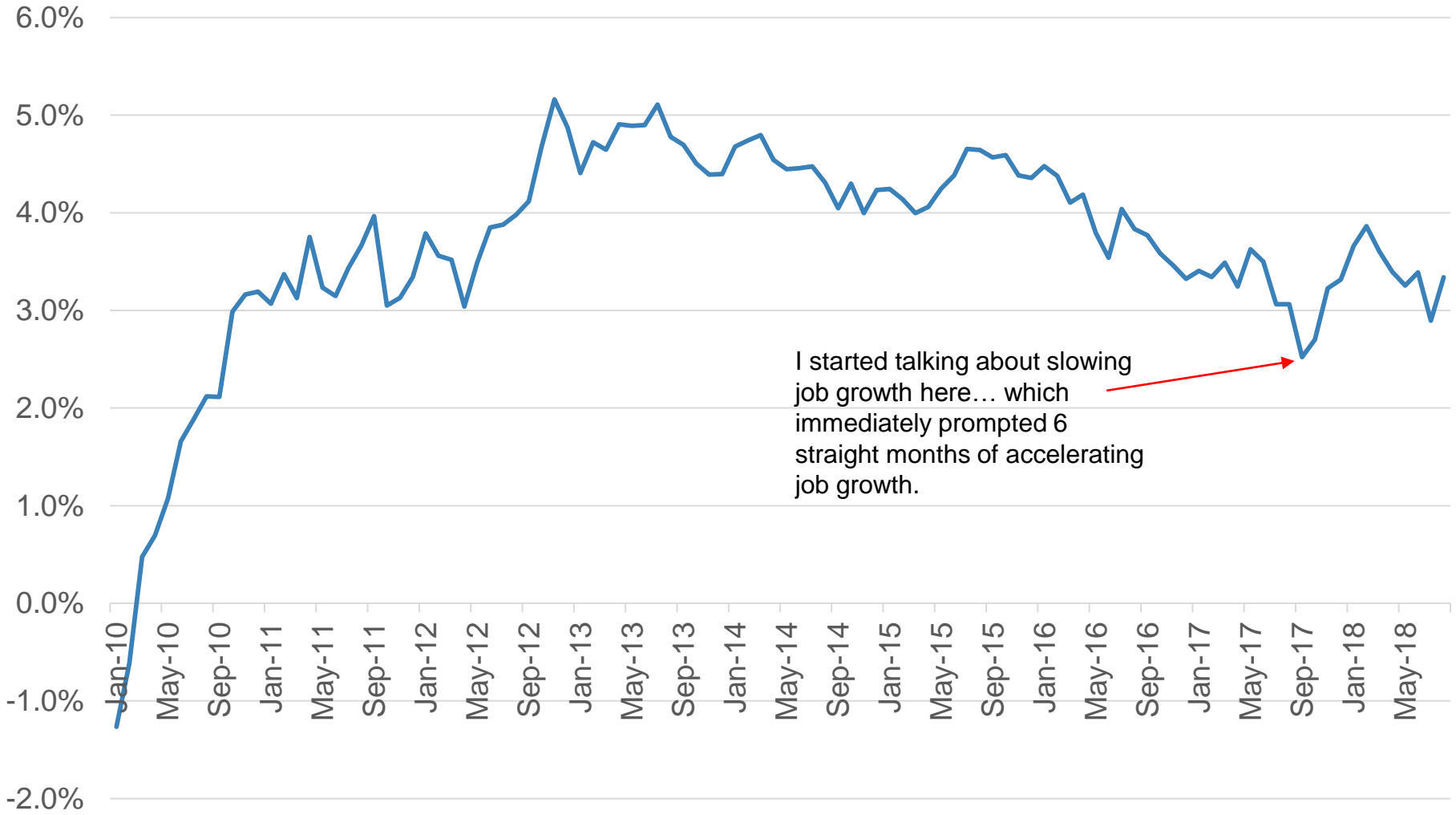
The Texas Miracle...

Percentage Change in Gross Regional Product by Texas Metro



Employment Growth

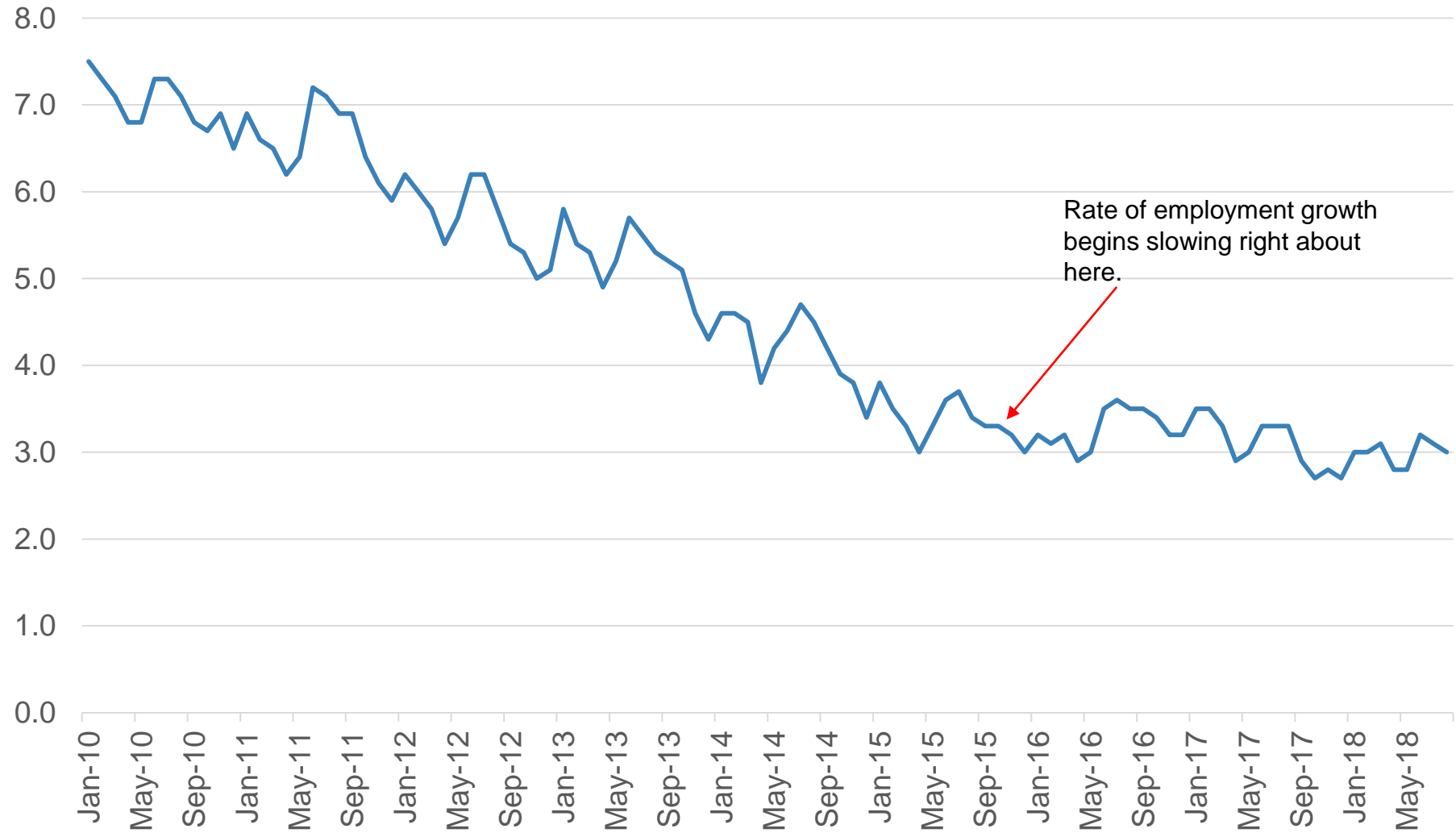
Year Over Year Percentage Change in Employment in the Austin-RR MSA



I started talking about slowing job growth here... which immediately prompted 6 straight months of accelerating job growth.

Unemployment

Unemployment Rate in the Austin-RR MSA



Source: Bureau of Labor Statistics

High Growth Occupations

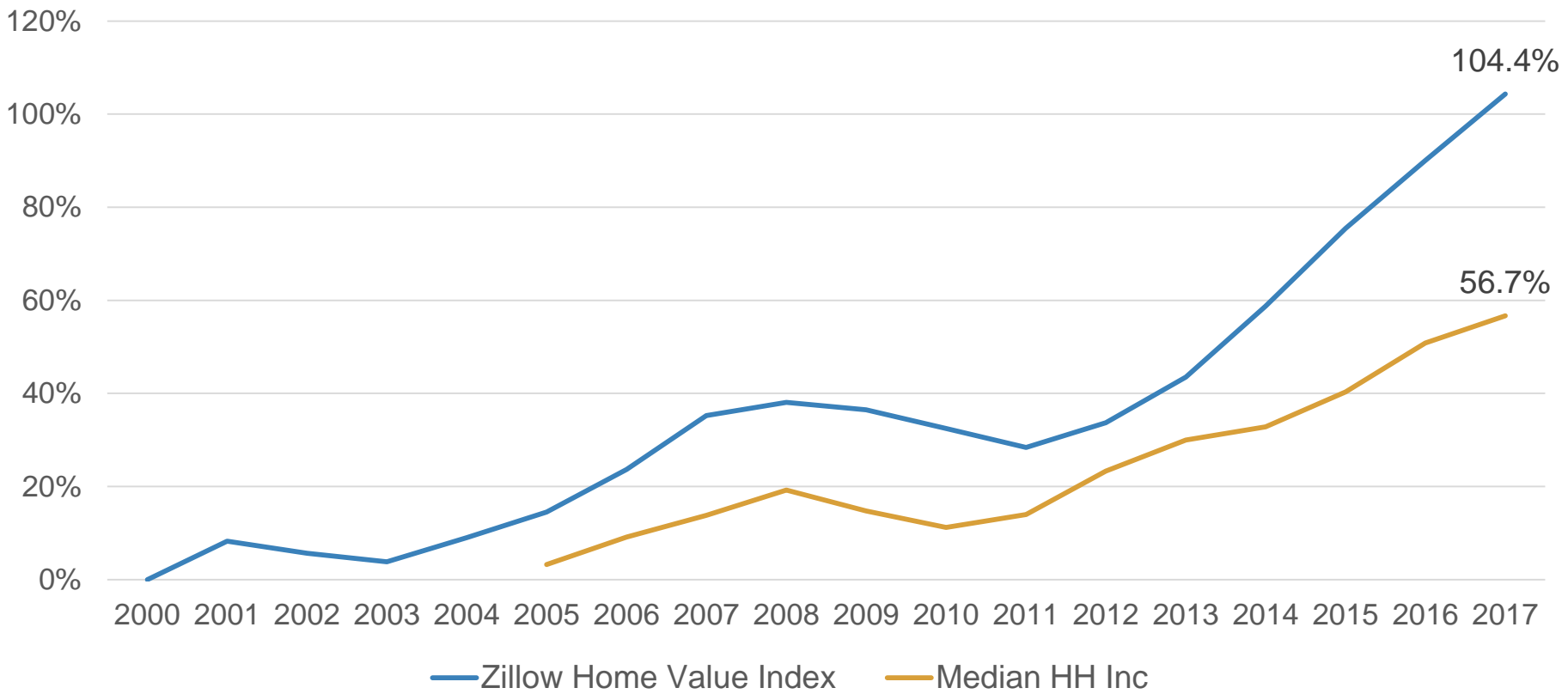
Which occupations have grown the most in the Austin-RR MSA since 2010?

Occupation	2010 - 2017 Employment Change	Median Hourly Earnings	Typical Entry Level Education
Combined Food Preparation and Serving Workers, Including Fast Food	12,151	\$10.07	No formal educational credential
Sales Representatives, Services, All Other	8,205	\$22.12	High school diploma or equivalent
Customer Service Representatives	8,187	\$15.55	High school diploma or equivalent
Software Developers, Applications	7,099	\$51.29	Bachelor's degree
Office Clerks, General	6,069	\$16.73	High school diploma or equivalent
Retail Salespersons	5,811	\$11.56	No formal educational credential
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	5,725	\$16.89	High school diploma or equivalent
Waiters and Waitresses	5,476	\$9.73	No formal educational credential
General and Operations Managers	4,931	\$50.37	Bachelor's degree
Personal Care Aides	4,783	\$9.49	High school diploma or equivalent

In Travis County, the current living wage for a single adult is \$11.87. For an adult with one child, it is \$24.62.

So, What Does All This Mean for Housing?

Change in Home Values and Median Household Incomes in Travis County



Since 2000, home values in Travis County have grown nearly twice as fast as incomes

Sources: U.S. Census Bureau, Zillow

Housing in the Austin-RR MSA

What wage rate do you need to make in order to afford a rental unit in the Austin-RR MSA?

Rental Type	Wage Required (Texas)	Wage Required (Austin-RR MSA)
Zero Bedroom	\$13.52	\$16.54 (\$34,400/yr)
One Bedroom	\$15.62	\$19.67 (\$40,900/yr)
Two Bedroom	\$19.32	\$24.06 (\$50,000/yr)
Three Bedroom	\$26.10	\$32.29 (\$67,200/yr)
Four Bedroom	\$32.31	\$38.81 (\$80,700/yr)

Housing in the Austin-RR MSA

If you make minimum wage, how many hours per week must you work to afford a rental unit in the Austin-RR MSA?

Rental Type	Hours Required (Texas)	Hours Required (Austin-RR MSA)
Zero Bedroom	75	91
One Bedroom	86	109
Two Bedroom	107	133
Three Bedroom	144	178
Four Bedroom	178	214

For reference, there are 168 total hours in a week.

Housing and Transportation

Most households face a difficult trade-off with respect to housing and transportation costs...

- Region-wide, the typical household in the Austin-RR MSA spends 50% of their income on combined housing and transportation costs.
- The average monthly housing cost for households is \$1,502. The average monthly transportation cost for households is \$1,123.
- For a moderate-income household (\$50,750 per year), average housing and transportation costs amount to 58% of monthly income.

Thanks!

Any questions?

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