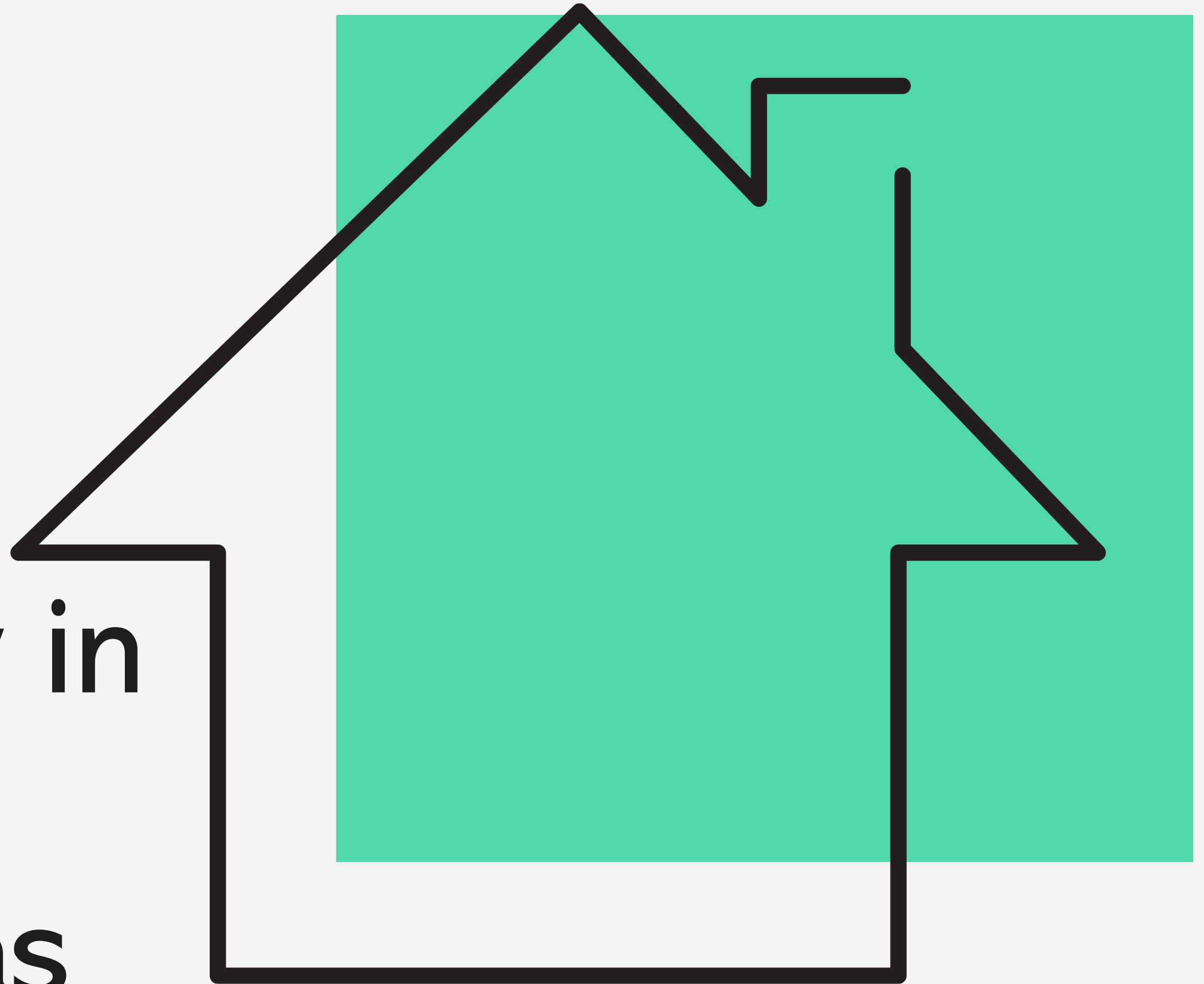


# Leveraging Research to Address Housing Affordability in Austin and Central Texas





HousingWorks

AUSTIN



[www.housingworksaustin.org](http://www.housingworksaustin.org)

Awais Azhar (A-ves)

[awais@housingworksaustin.org](mailto:awais@housingworksaustin.org)

Executive Director



@HousingWorksATX



@HousingWorksAustin



@housingworksaustin

# HousingWorks Austin

HousingWorks Austin is a nonprofit 501 (c) 3 organization that conducts research, educational initiatives and advocacy around housing affordability. It was formed by a group of housing advocates following the passage of the first dedicated housing bonds in 2006.



HousingWorks

A U S T I N

**All Kinds of Homes,  
in All Parts of Town,  
for All Kinds of People.**



# WHO NEEDS HOUSING THAT'S AFFORDABLE?

CITY OF AUSTIN

2025

## EXTREMELY LOW-INCOME



**Less than \$40,140**

Less than 30% MFI\*

Seniors and persons w/disabilities on a fixed income, childcare workers, caregivers, waiters and waitresses, food service workers, retail workers, janitors~

**89,456**

HOUSEHOLDS^

## VERY LOW-INCOME



**\$40,140 - \$80,280**

30%-60% MFI

Medical assistants, paramedics, firefighters, construction laborers, maintenance workers, truck and bus drivers, K-12 teachers, office administrators, sales workers, IT specialists, therapists, social workers

**105,761**

HOUSEHOLDS

## LOW-INCOME



**\$80,280 - \$107,040**

60%-80% MFI

Police and sheriff's patrol officers, MRI technologists, registered nurses, electrical power-line installers, marketing specialists, life and social scientists

**55,369**

HOUSEHOLDS

## MODERATE-INCOME



**\$107,040 - \$160,560**

80%-120% MFI

Veterinarians, pharmacists, electrical engineers, sales managers, information security analysts, lawyers, civil engineers, nurse practitioners, physical therapists, construction managers

**73,869**

HOUSEHOLDS

\*MFI (Median Family Income) is defined by 2025 HUD Income Limits for the Austin-Round Rock MSA.

^A household encompasses related family members and all unrelated people sharing a housing unit, including a person living alone (US Census Bureau).

~Occupations and corresponding income levels are representative of a single income earner.



# AUSTIN AT A GLANCE

AFFORDABLE  
HOUSING 2023

## DEMOGRAPHICS

34.5

MEDIAN AGE

9.2%

AGE 65+



### RACE/ETHNICITY



48% White

33% Hispanic/Latino

7% Black/African American

8% Asian

4% Other

## SUBSIDIZED HOUSING



59,562

TOTAL SUBSIDIZED AFFORDABLE HOUSING UNITS

31,517 EXISTING  
SUBSIDIZED UNITS

28,045 PLANNED  
SUBSIDIZED UNITS

## COST OF LIVING



\$1,617

AVERAGE RENT PER MONTH

MEDIAN FAMILY INCOME

\$124,627



\$554,500

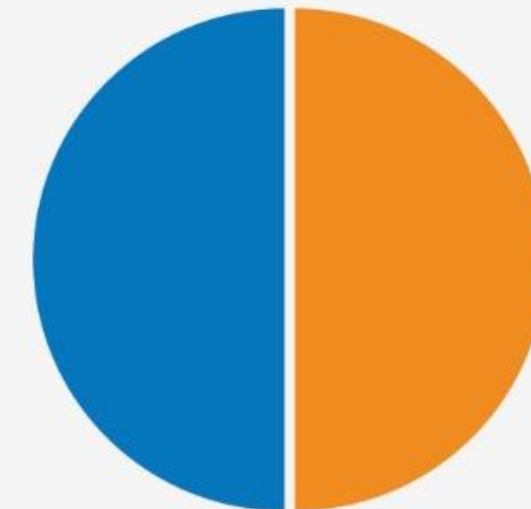
MEDIAN HOME PRICE

## RENTER VS. OWNER

50%

RENTERS

469,310



50%

HOMEOWNERS

471,224



## HOMELESSNESS

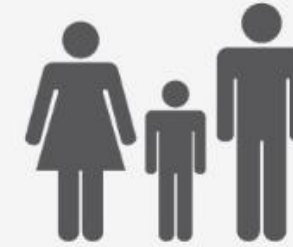


# OF PEOPLE EXPERIENCING  
UNSHELTERED HOMELESSNESS

## POVERTY RATE

12.4%

POVERTY  
RATE



118,095

INDIVIDUALS  
BELOW POVERTY



## COST BURDENED

### STATE OF TEXAS



14%  
ARE EXTREMELY  
COST BURDENED

### CITY OF AUSTIN



16%  
ARE EXTREMELY  
COST BURDENED

## TRANSIT CHOICES



43%

PERCENT OF SUBSIDIZED UNITS  
WITHIN A FIVE MINUTE WALK OF  
HIGH FREQUENCY TRANSIT

## TRAVEL TO WORK

74%

Personal  
Vehicle



3%

Public  
Transportation



4%

Bike/  
Walk



18%

Work from  
Home



1%

Other

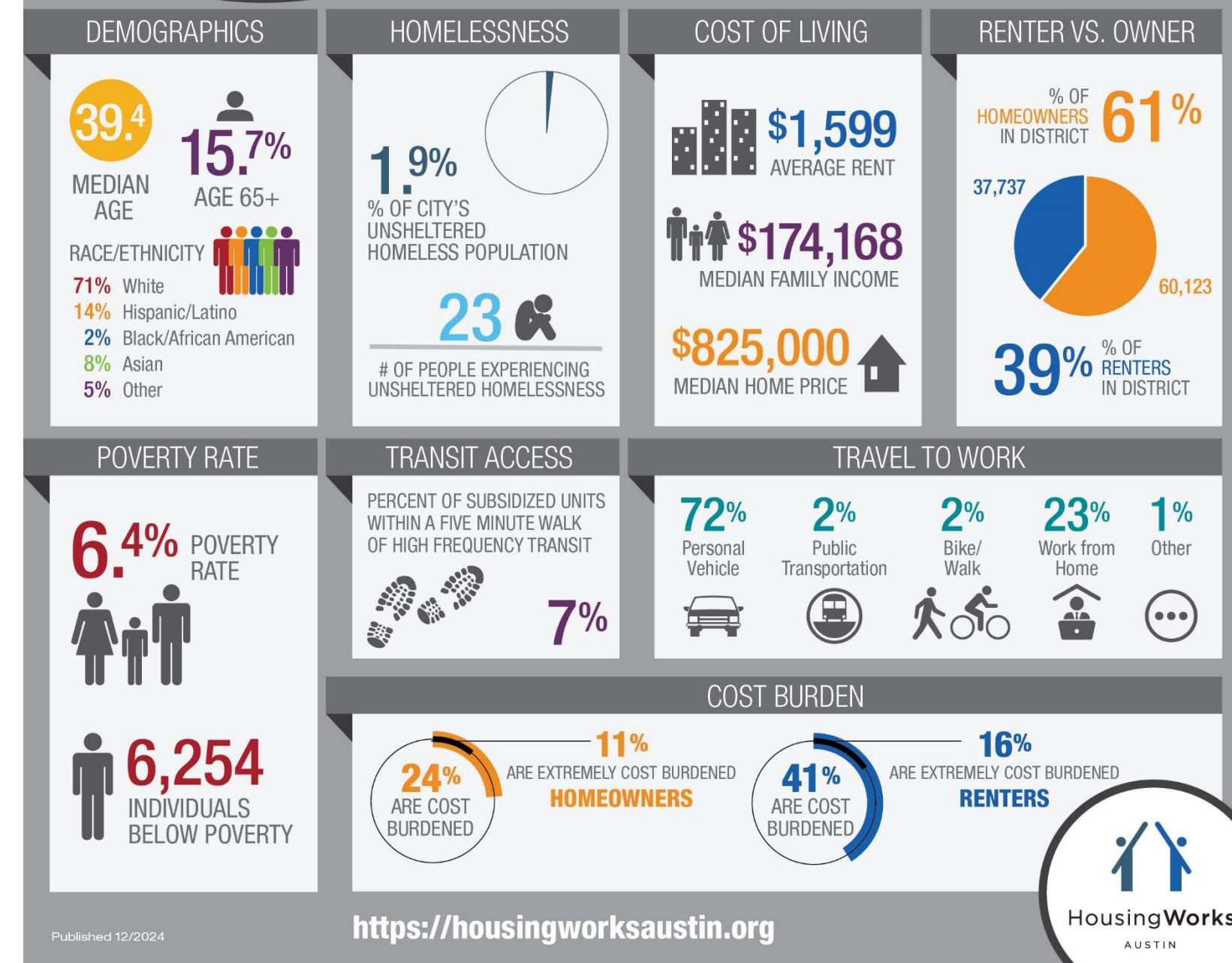
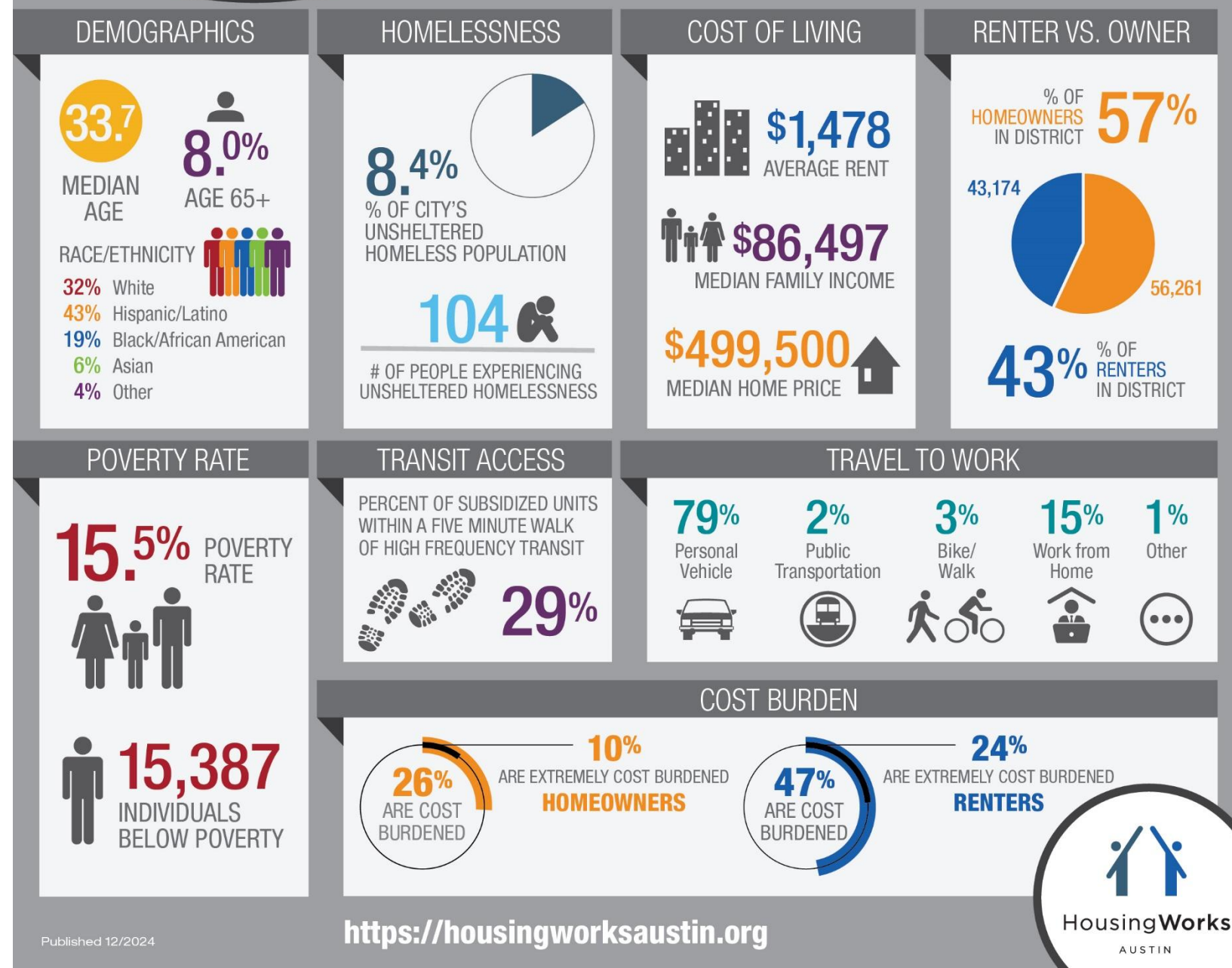
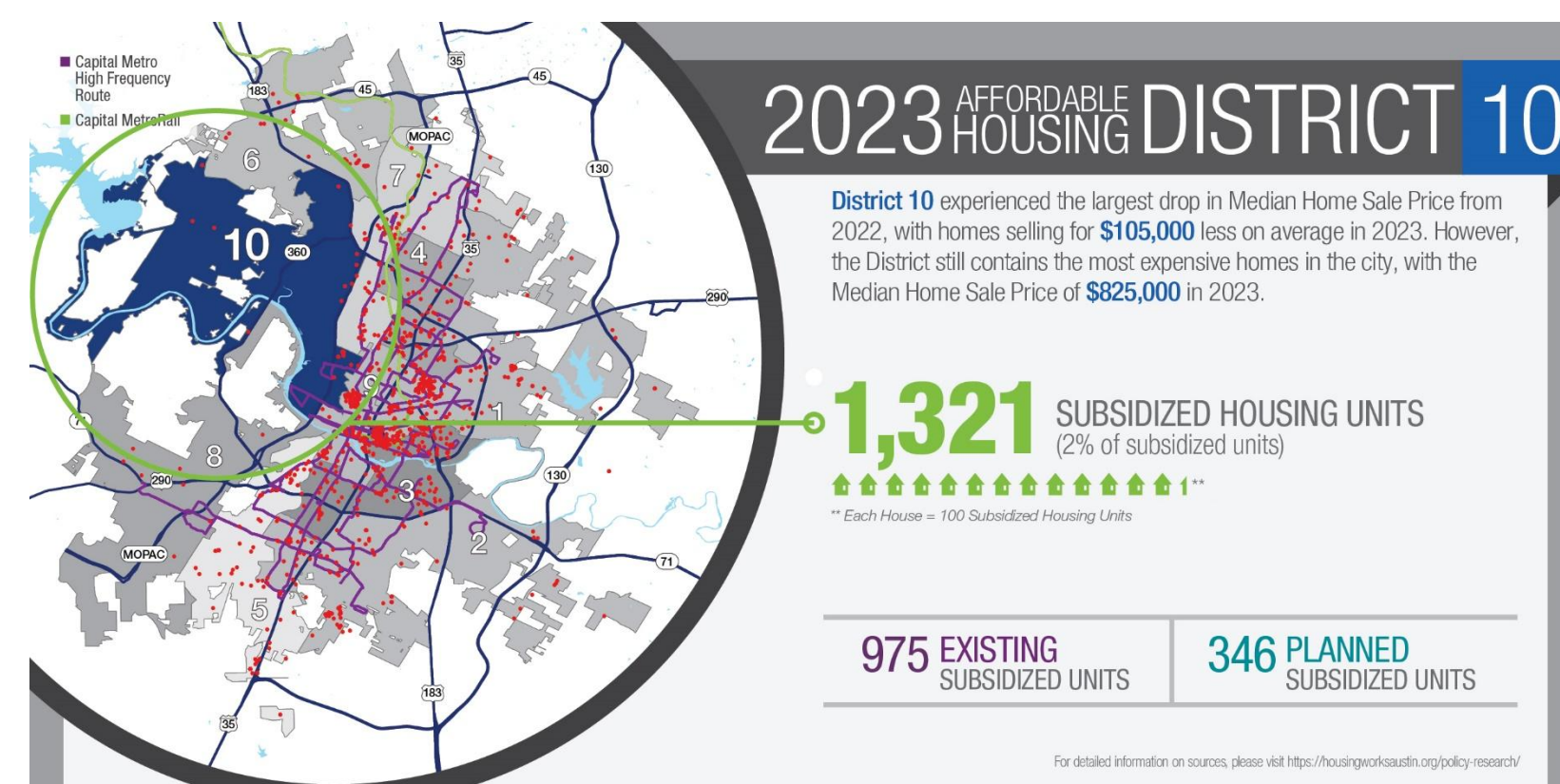
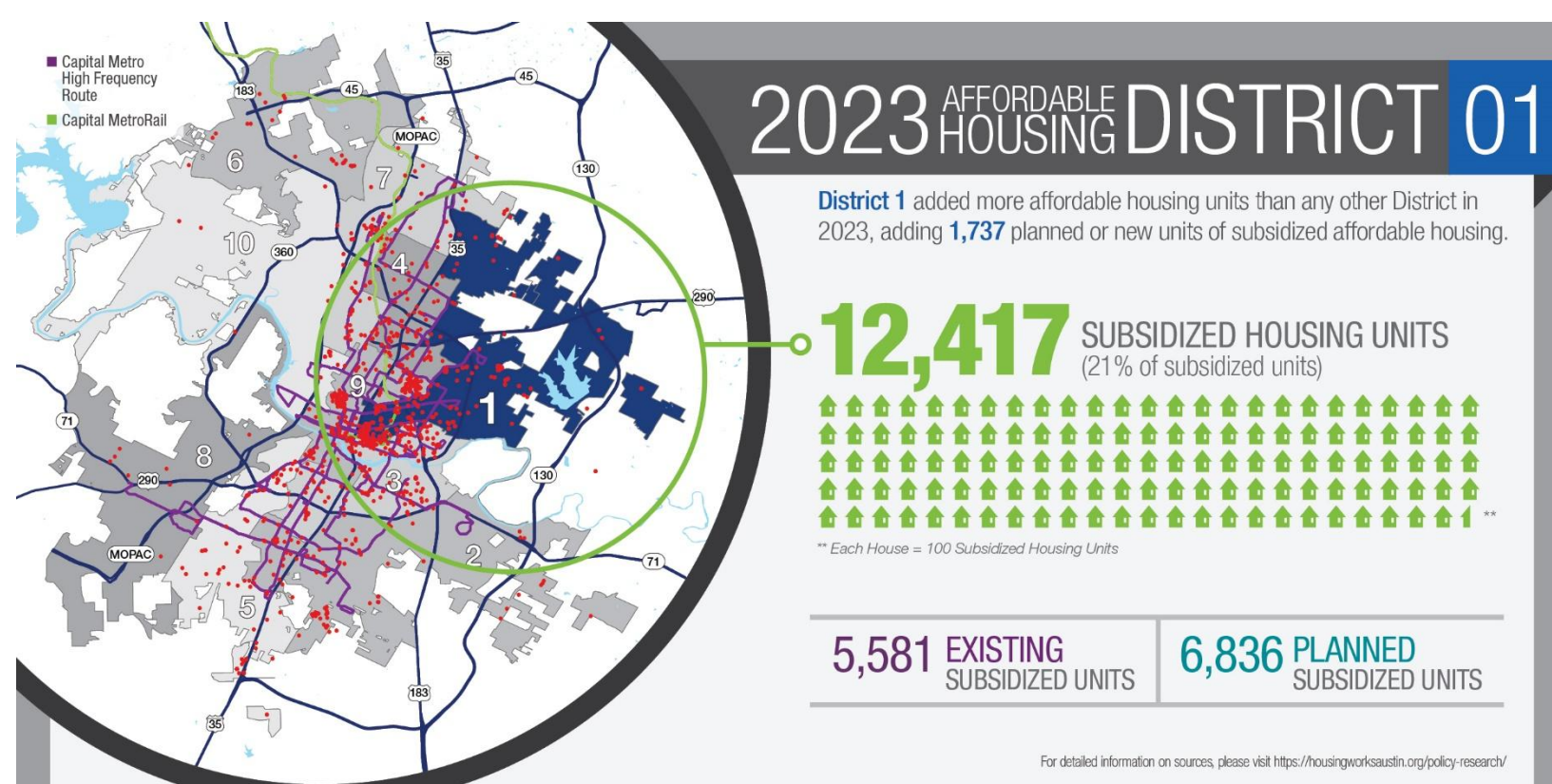


HousingWorks  
AUSTIN

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

Published 12/2024







# 2023 Five-County MSA Cost of Living

- In 2023, the median home sale price decreased from \$503,000 to \$468,000, and average rent fell from \$1,673 to \$1,577 in the MSA.

	<i><b>Median Family Income</b></i>	<i><b>Median Home Price</b></i>	<i><b>Average Rent Per Month</b></i>	<i><b>Cost- Burdened Households</b></i>	<i><b>Extremely Cost- Burdened Households</b></i>
<b>Bastrop</b>	\$92,732	\$370,967	\$1,478	24%	11%
<b>Caldwell</b>	\$76,740	\$290,000	\$1,253	23%	11%
<b>Hays</b>	\$100,644	\$399,999	\$1,632	36%	17%
<b>Travis</b>	\$119,793	\$525,000	\$1,605	34%	15%
<b>Williamson</b>	\$119,776	\$440,000	\$1,445	29%	11%



# 2023 Five-County MSA Subsidized Affordable Housing Units

- Travis County continues to contain a 79% majority of the region’s subsidized affordable housing.

	<i><b>2020</b></i>	<i><b>2021</b></i>	<i><b>2022</b></i>	<i><b>2023</b></i>	<i><b>2-year Pct Increase</b></i>
<b>Bastrop</b>	787	775	782	<b>951</b>	<b>23%</b>
<b>Caldwell</b>	713	681	963	<b>1,007</b>	<b>48%</b>
<b>Hays</b>	4,749	4,889	5,921	<b>6,533</b>	<b>34%</b>
<b>Travis</b>	46,375	52,633	58,150	<b>67,298</b>	<b>28%</b>
<b>Williamson</b>	6,462	7,257	8,331	<b>9,536</b>	<b>31%</b>



# 2023 Five-County MSA Commute Time

- More than 62% of residents in Bastrop County and 54% in Caldwell

County take more than 30 minutes to commute to and from work

- Residents in Travis County spend relatively less time commuting.

Commute Time	Under 15 Minutes	15 -30 Minutes	30 - 60 Minutes	Over 60 Minutes
Bastrop County	18%	21%	42%	20%
Caldwell County	24%	22%	34%	20%
Hays County	23%	28%	36%	13%
Travis County	21%	41%	32%	6%
Williamson County	20%	37%	36%	8%
Austin MSA	21%	37%	34%	8%





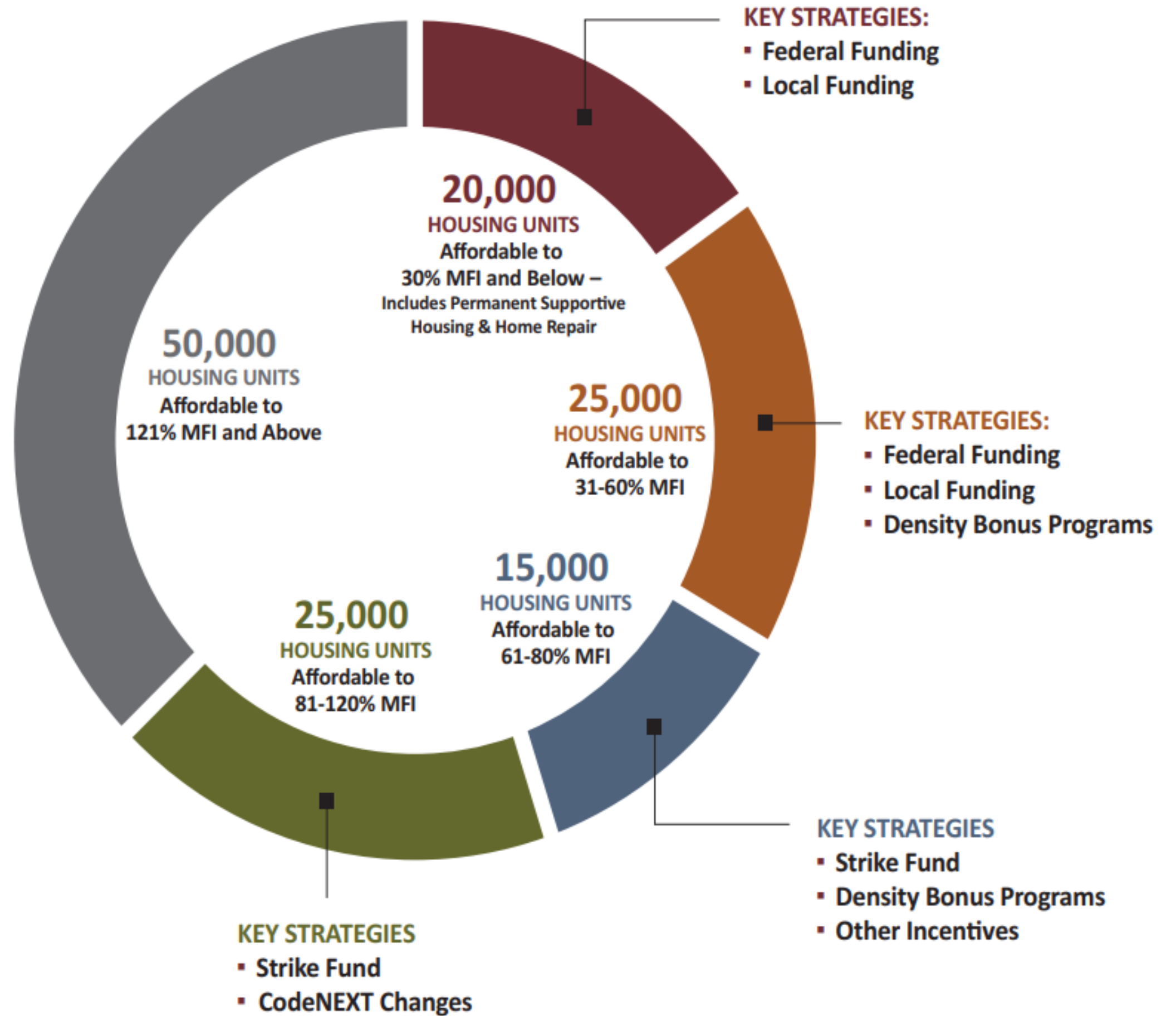
City of Austin

Strategic  
Housing  
Blueprint

Approved by  
Austin City  
Council in 2017

# AUSTIN COMMUNITY 10-YEAR AFFORDABLE HOUSING GOALS

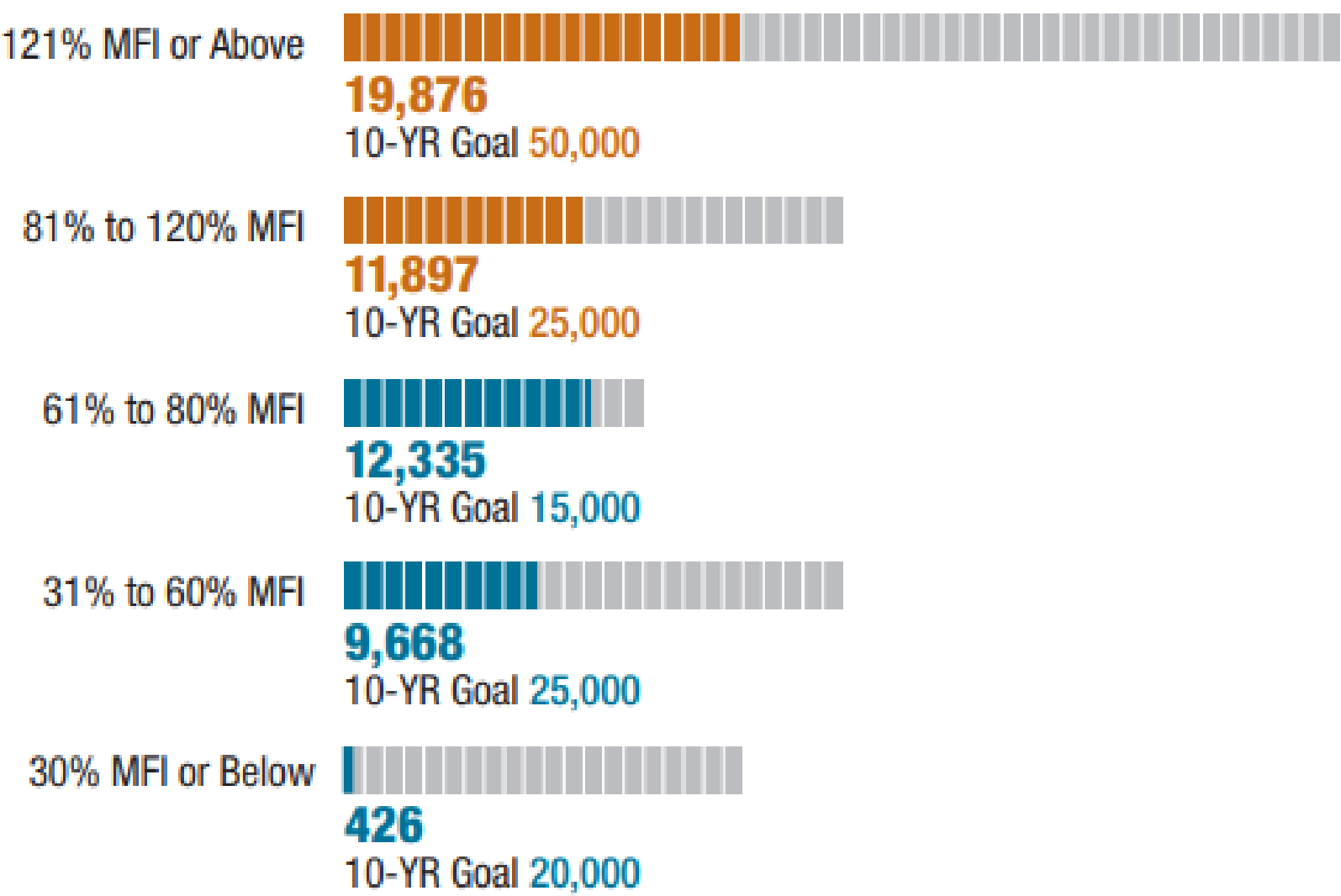
135,000 HOUSING UNITS IN 10 YEARS



# Scorecard for Blueprint Goals

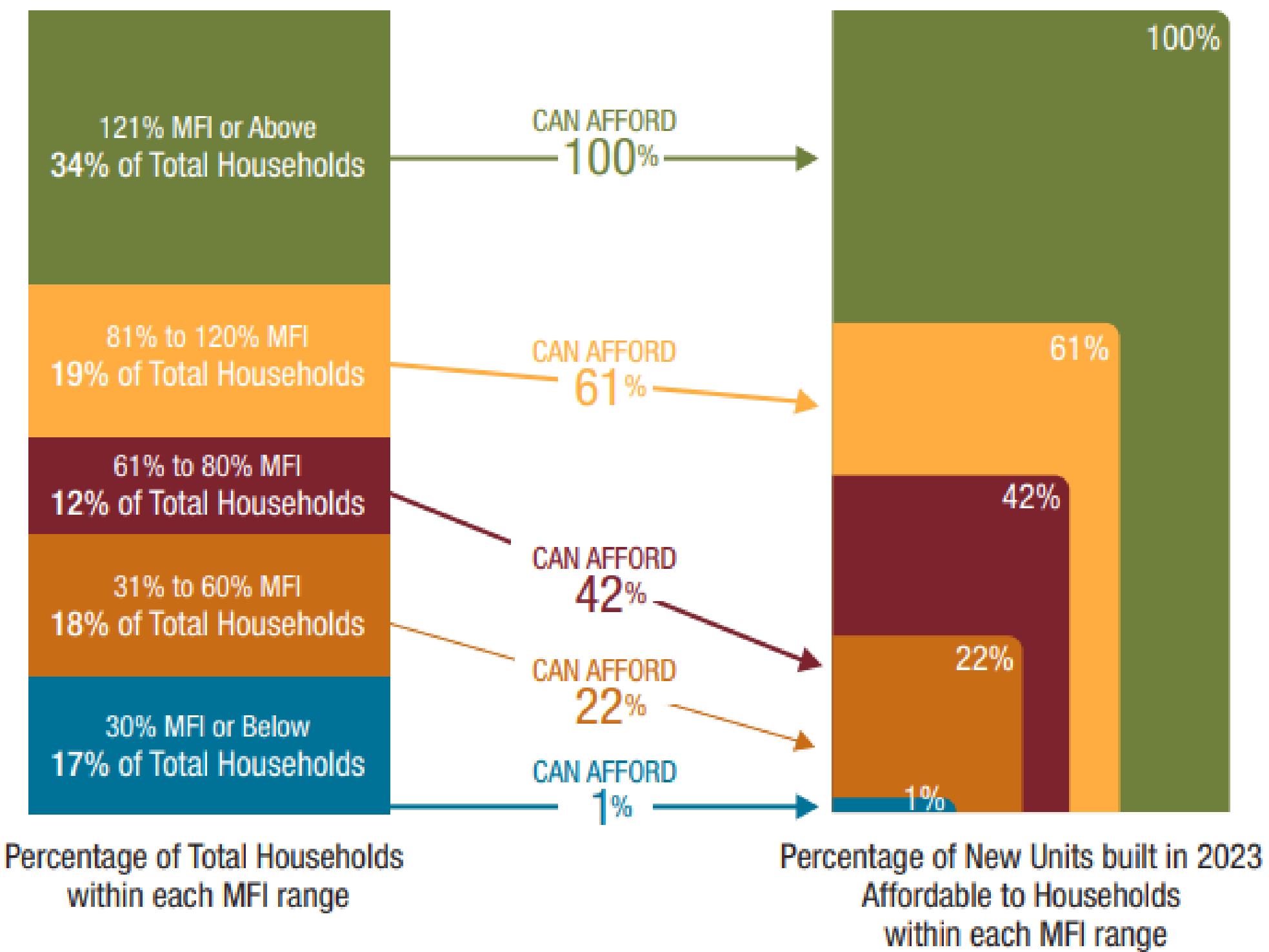
## GOAL 2-3: NEW HOUSING UNITS 2018-2023 10-YR GOAL

Cumulative Units Built (2018-2023)

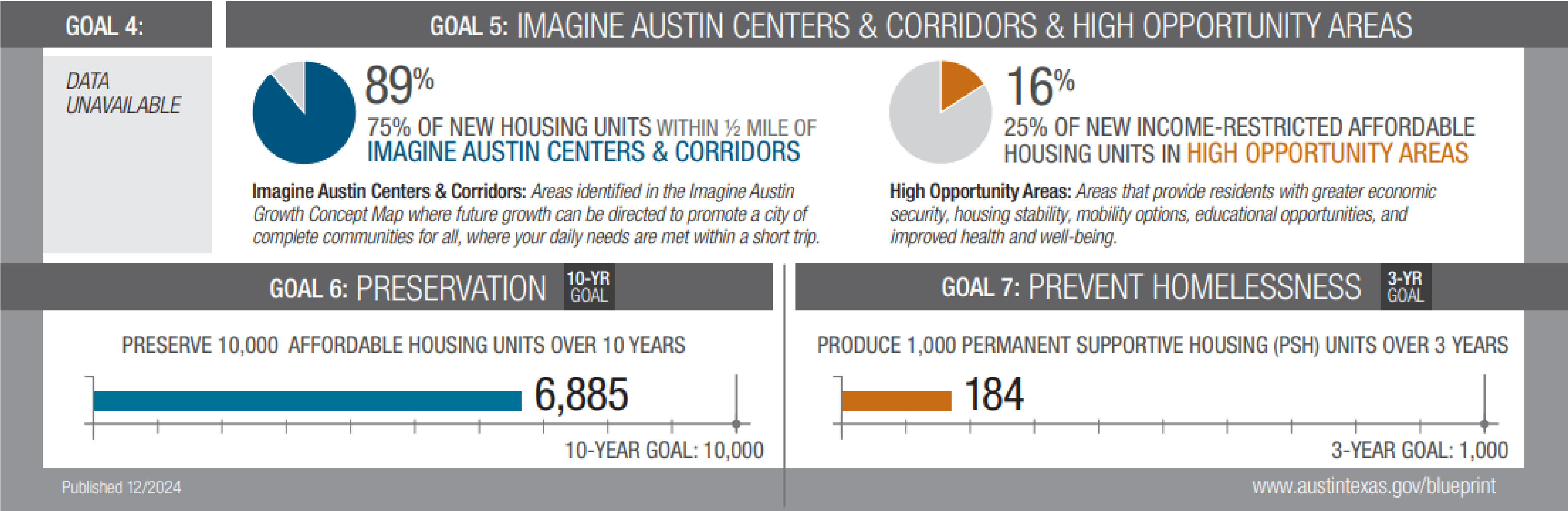


KEY:   
■ 10-YEAR GOAL 2 (2018-2028)   
■ CUMULATIVE GOAL 2: UNITS BUILT (achieved 2018-2023)   
■ 10-YEAR GOAL 3 (2018-2028)   
■ CUMULATIVE GOAL 3: UNITS BUILT (achieved 2018-2023)

New Units Built (2023 Only)



# Scorecard for Blueprint Goals





## Row Houses - Mueller Community



Developer: Austin Habitat for Humanity

## Laurel Creek Apartments



Developer: Foundation Communities



# Housing Opportunities created through Affordable Housing Bonds:

**Total Affordable Units Created: 7,992**



*M Station*

**4,993**

Homes for renter households of four earning \$63,000 or less

**1,096**

Homes dedicated to Permanent Supportive Housing



*Espero Rutland*



507

Homes for owner households of four earning \$97,800



*Habitat Mueller Row Homes*

7,439

Homes for renter households of four earning \$97,800 or less



*Aldrich 51*

63

Acreage of land acquired and dedicated to Affordable Housing



*The Preserve Villa Del Rey*

2,004

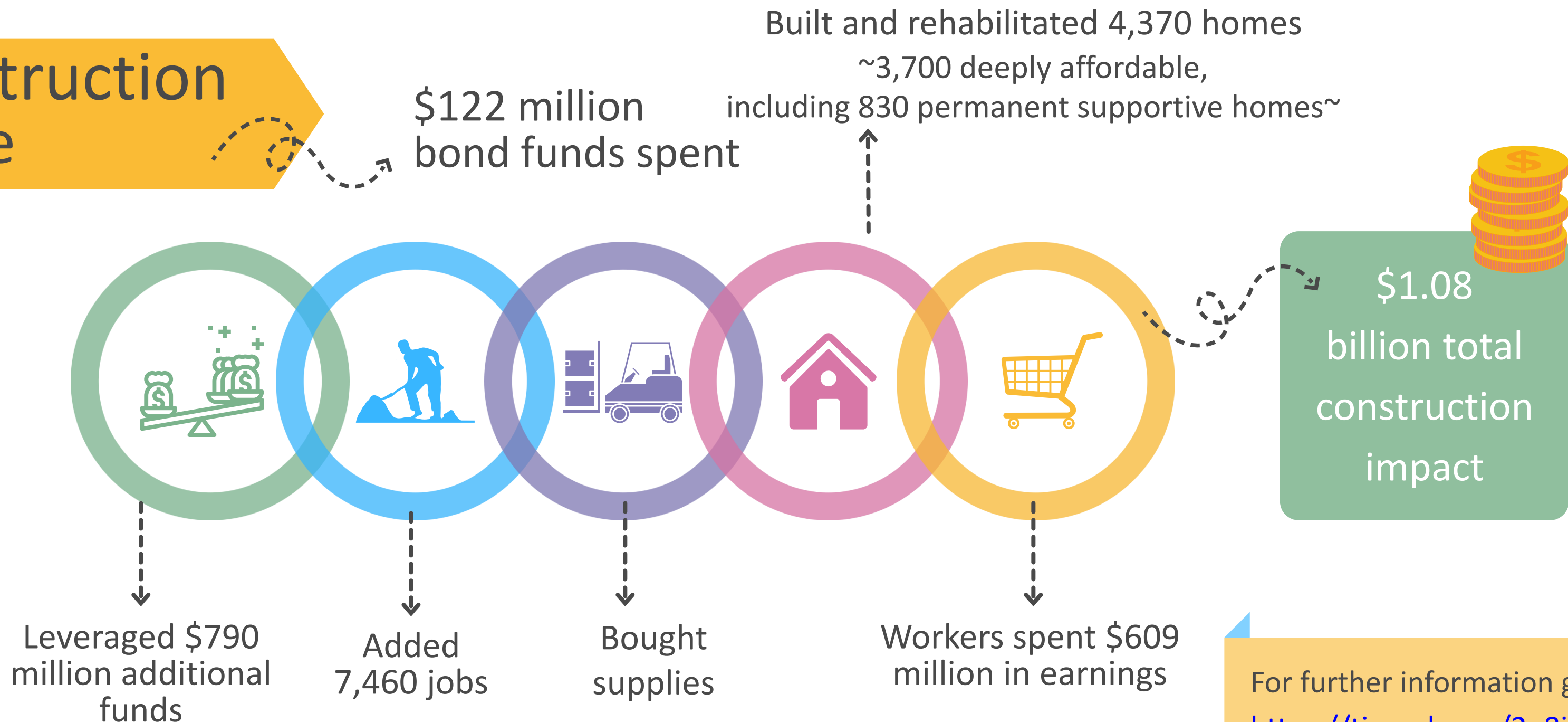
Households assisted using Home Repair Programs





# Economic Impact of the 2013 and 2018 Affordable Housing Bonds

## Construction Phase



For further information go to:  
<https://tinyurl.com/2p8j66jf>

# Ongoing Annual Impact

\$138.6 million bond funds spent

Households living in the new affordable units saved \$18.5 million

Workers spent over \$42 million in income per year

Employed over 700 workers, including 300 for supportive services

Generated almost \$60 million through operations and maintenance

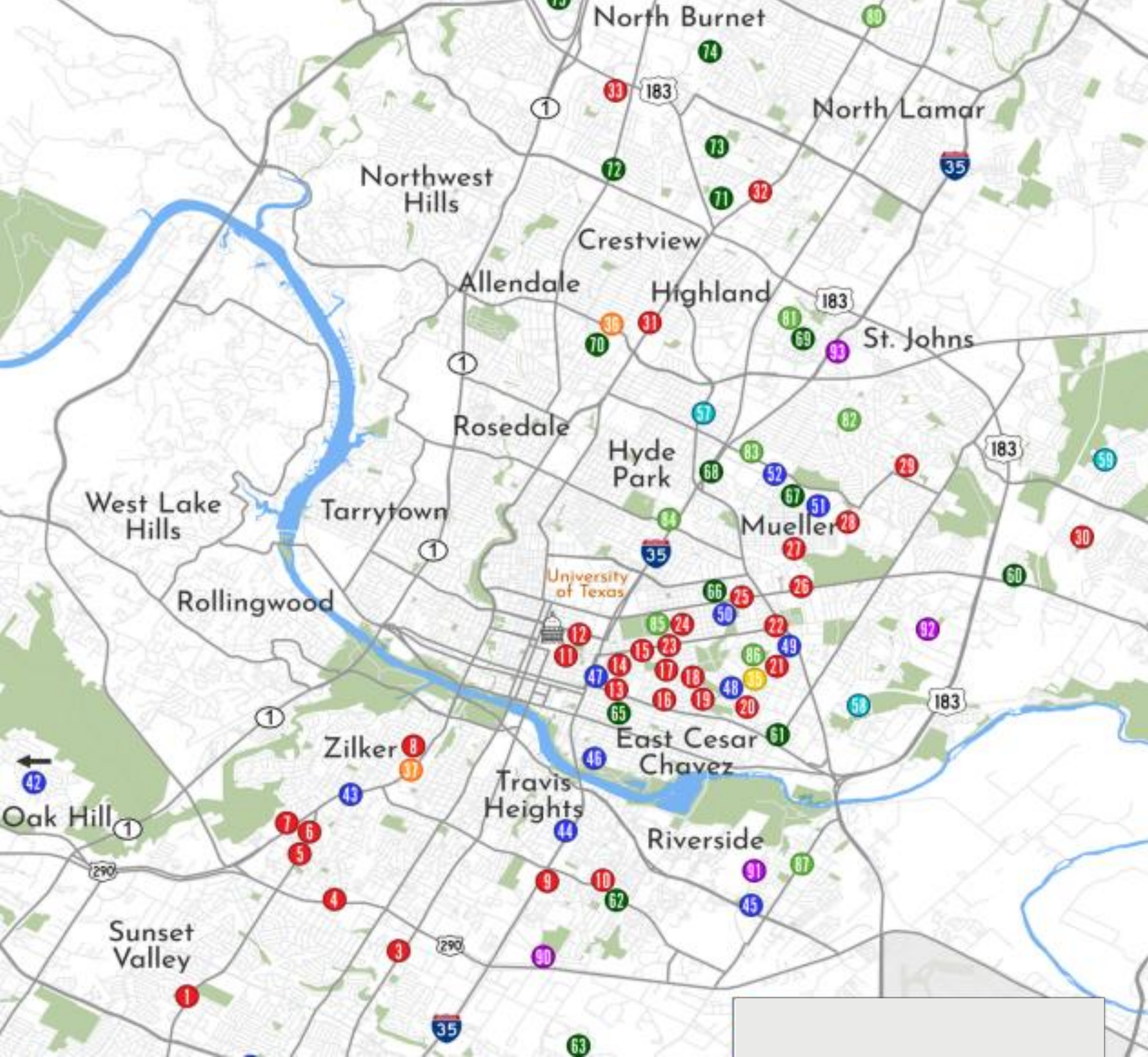
Generated \$25 million by providing supportive services

Total ongoing impact of \$101.3 million per year

For further information go to:  
<https://tinyurl.com/2p8j66jf>



# Partial Map of Bond Properties



- 2006 GO Bonds
- 2006 and 2013 GO Bonds
- 2006 and 2018 GO Bonds
- 2013 GO Bonds
- 2013 and 2018 GO Bonds
- 2018 GO Bonds
- 2018 and 2022 GO Bonds
- 2022 GO Bonds

Explore complete map  
at this [link](#)





Thank you!  
Q & A?



# What is Median Family Income (MFI)?

Refers to the median income of households of varying sizes within a certain Metropolitan Statistical Area (MSA), as designated by the U.S. Department of Housing and Urban Development (HUD) and updated on an annual basis.

MFI provides the basis for income limits in subsidized affordable housing.

