

HOUSING AND NEIGHBORHOODS

We have a variety of neighborhoods but limited housing choices. Our housing costs are rising.

Key Facts/Trends

Housing Units

- In 2010, Austin had an estimated 354,241 housing units. Total housing units increased by 28 percent from 2000 to 2010.
- Single-family detached housing made up about 46 percent of total housing stock in 2010. Between 2000 and 2010, the proportion of single-family detached remained about the same, while the percentage of multi-family housing in 10-19 unit buildings increased and the percentage in 20 or more unit buildings decreased.

Home Ownership

- Austin has lower rates of homeownership than Texas: in 2010, 67 percent of Texans owned their own homes, while 50 percent of Austinites were homeowners. However, Austin had higher rates of homeownership than Dallas (46 percent) and Houston (49 percent).
- Hispanic and African American households have lower homeownership rates than White and Asian households. In 2010, 53 percent of White households and 41 percent of Asian households were homeowners, but only 34 percent of Hispanic households and 32 percent of African American households owned their homes.
- Seventy percent of Austin's married households own their home, compared with 42 percent of single-person households in 2010. Younger singles under age 35 were much more likely to rent.

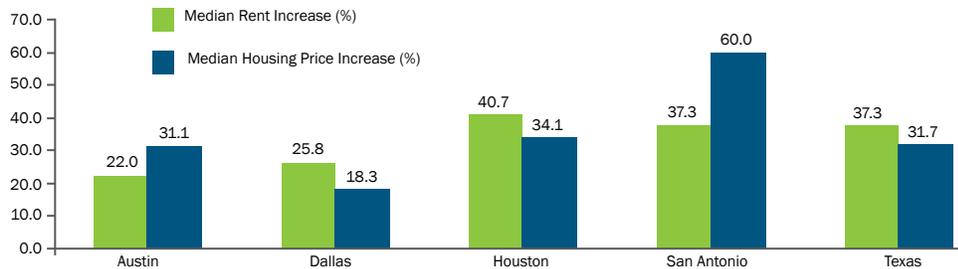
Housing Values/Affordability

- Over the last 10 years, median housing costs have risen by 85 percent, while household incomes have grown at a much lower rate. Between 1998 and 2008, the median single-family house price increased by almost 90 percent (\$129,900 to \$240,000) while the percentage of all single-family houses considered affordable declined from 42 to 28 percent. During the same period, Austin's median family income increased by only 36 percent.
- Assessed property values have generally increased in Austin between 1995 and 2010, with declines in 2004 and 2011. Despite a generally declining property tax rate over that period, total taxes paid have risen, substantially in some parts of Austin.

Rents

- In 2010, Austin's median rent was \$901. This is higher than the 2010 Texas median of \$801 and a 24 percent increase since 2000. Due to tighter capital markets caused by the recent recession, the current supply of apartments has not kept up with demand, causing a marked increase in rents that is expected to continue into the middle of this decade.

INCREASE IN MEDIAN RENT AND MEDIAN HOUSING PRICES, 2000-2009



- Some affordable apartment rental units have been converted to condominium use, contributing to a shortage of units in the rental housing market, especially for households with incomes less than \$20,000.

Housing Cost Burden

- Rising housing prices impose higher monthly costs on Austin's households. In 2010, 30 percent of homeowners paid more than 30 percent of their incomes in housing costs and 12 percent paid more than 50 percent.
- Austin's renter population is particularly affected by rising housing costs. In 2010, 53 percent of renter households were paying 30 percent or more of their incomes in rent. Twenty-nine percent were paying 50 percent or more for rent. This is an increase from 2000, when 42 percent of renter households paid more than 30 percent of income in rent and 20 percent paid 50 percent or more for rent.

Neighborhoods

- Austin's neighborhoods built prior to World War II are characterized by mixed housing and lot sizes, interconnected streets, diverse architectural styles, and compact character. These neighborhoods typically have a school and park within their boundaries.
- Neighborhoods built since the late 1950s are more uniform in size and character and are designed in a fashion that increasingly requires an automobile in order to travel between home, work, shopping, and services.
- There are a growing number of neighborhoods throughout Austin where immigrants, largely from Latin America, are increasingly settling. Language and cultural differences between this growing community and the rest of Austin have led to isolation, which makes it difficult for the City to provide these residents with critical services such as basic infrastructure maintenance, building code enforcement, emergency response, public safety, and health services.

- In the last ten years, neighborhoods in east and south Austin—where market values have been historically lower than other Austin neighborhoods—have seen new development, reinvestment, and revitalization. This trend has raised the issue of long-time, often less affluent residents being displaced by more affluent residents.
- Some residents are concerned about the real and perceived effects of new development on the character of older, inner-city Austin neighborhoods.
- In 1997, the City of Austin initiated a neighborhood planning program; to date, 48 neighborhood planning areas have completed the process and adopted neighborhood plans (see Appendix G). These plans cover about 16 percent of land area in the planning area and 52 percent of the population in the planning area.

The Bouldin neighborhood integrates new housing with traditional houses.

