

Housing + Transportation

FRAMING THE DISCUSSION

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Overview:

- The character of change
- Housing realities
- Troubling trends
- Attitudes about urban living, planning opportunities

The pace of growth: AUSTIN BECOMES A BIG CITY

AUSTIN POPULATION

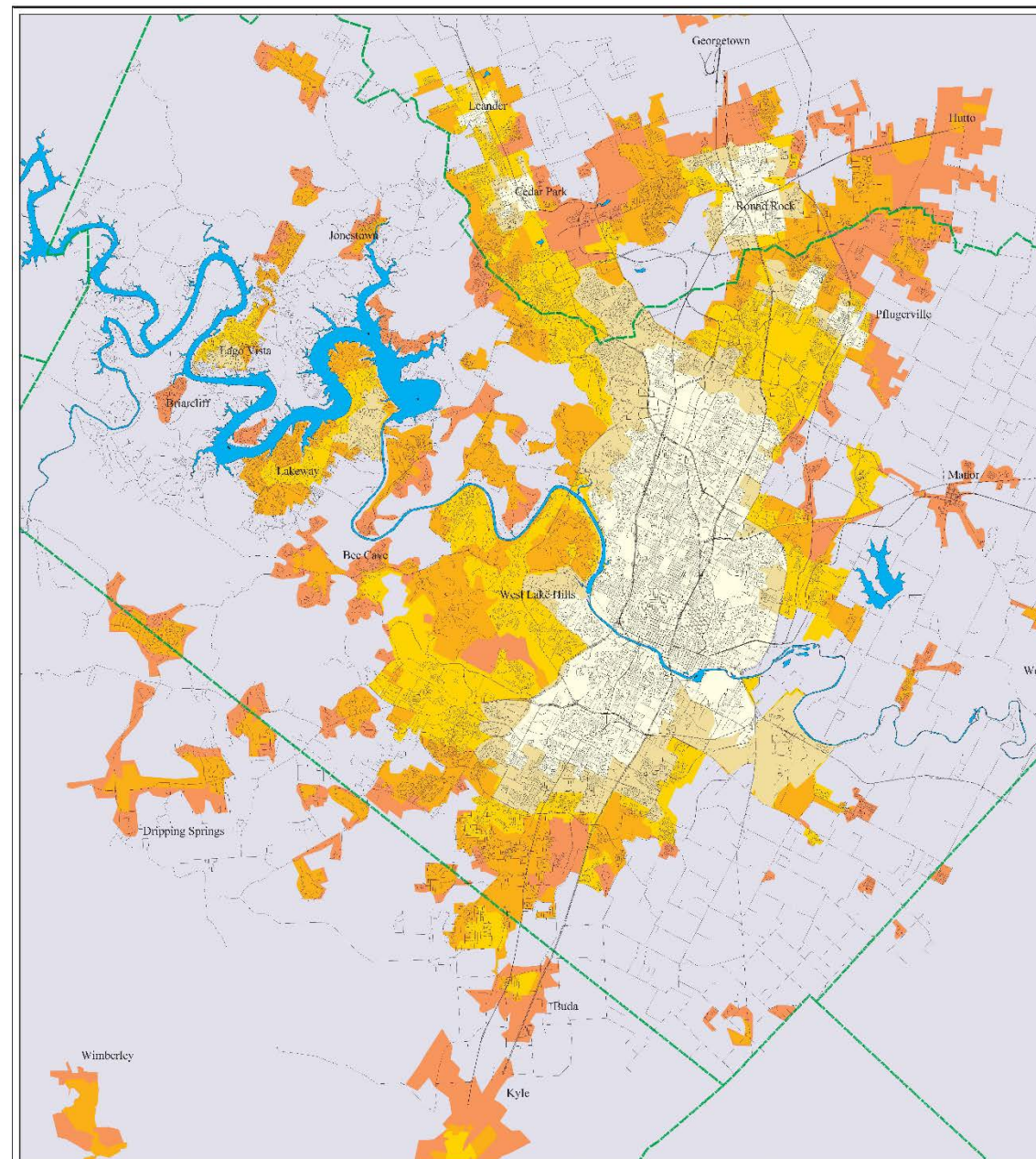
1970	2014	% change
251,808	859,814	+241%

Fastest growing city, 2013: 2.5% annual growth

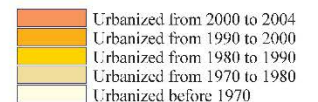
YEAR SIZE RANK

1990	25 th
2010	14 th
2012	11 th

5th fastest growing MSA 2000-2010



Austin's Urbanized Area Over Time
1970 through 2004



New demographic realities:

TRENDS THAT SHAPE LOCAL HOUSING NEEDS

Group	Share of City households, 2010	Share of MSA population, 2010	Share of projected growth
HOUSEHOLDS WITH CHILDREN	28.5%	31.6%	29%
ELDERLY HOUSEHOLDS	10.4%	12.3%	32%
SINGLE PERSON HOUSEHOLDS	33.9%	28.2%	31%
HOUSEHOLDER 35 OR YOUNGER	39.0%	28.7%	24%

Economic structure:

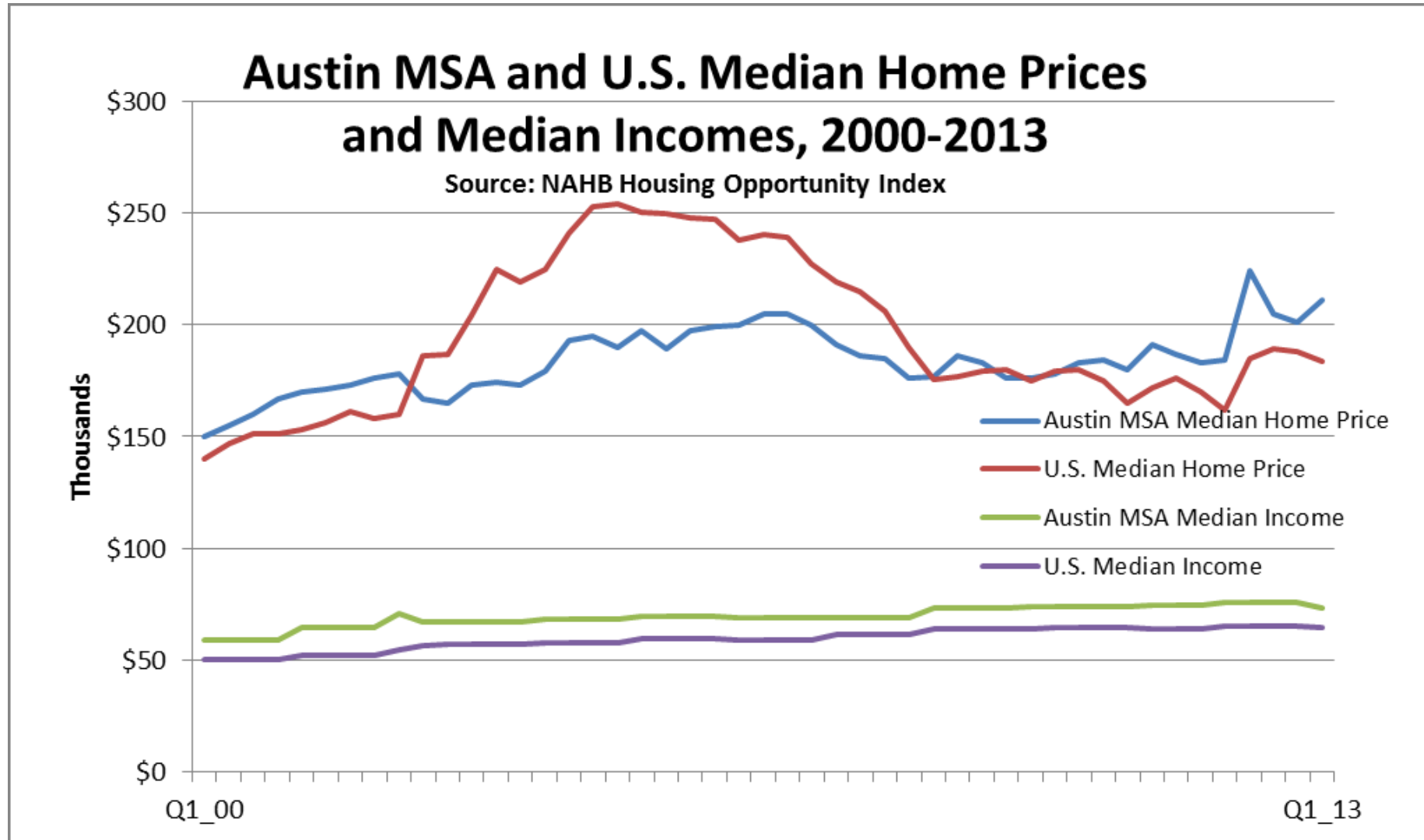
WAGES, INCOME GROUPS, INEQUALITY

- Job growth strongest in industries dominated by jobs with average wages below \$30,000 per year.
- Eight of the ten largest occupations in the region (177,290 jobs) pay less than \$33,000 per year. ~ 21% of jobs.
- 26% of City households earned less than \$25,000 in 2010 (below amount needed to afford average “class c” apartment)
- \$34,000 was half of regional median income for a family of three

Austin MSA #10 in household income inequality in 2010.

Housing realities:

RISING COSTS AND COST BURDENS

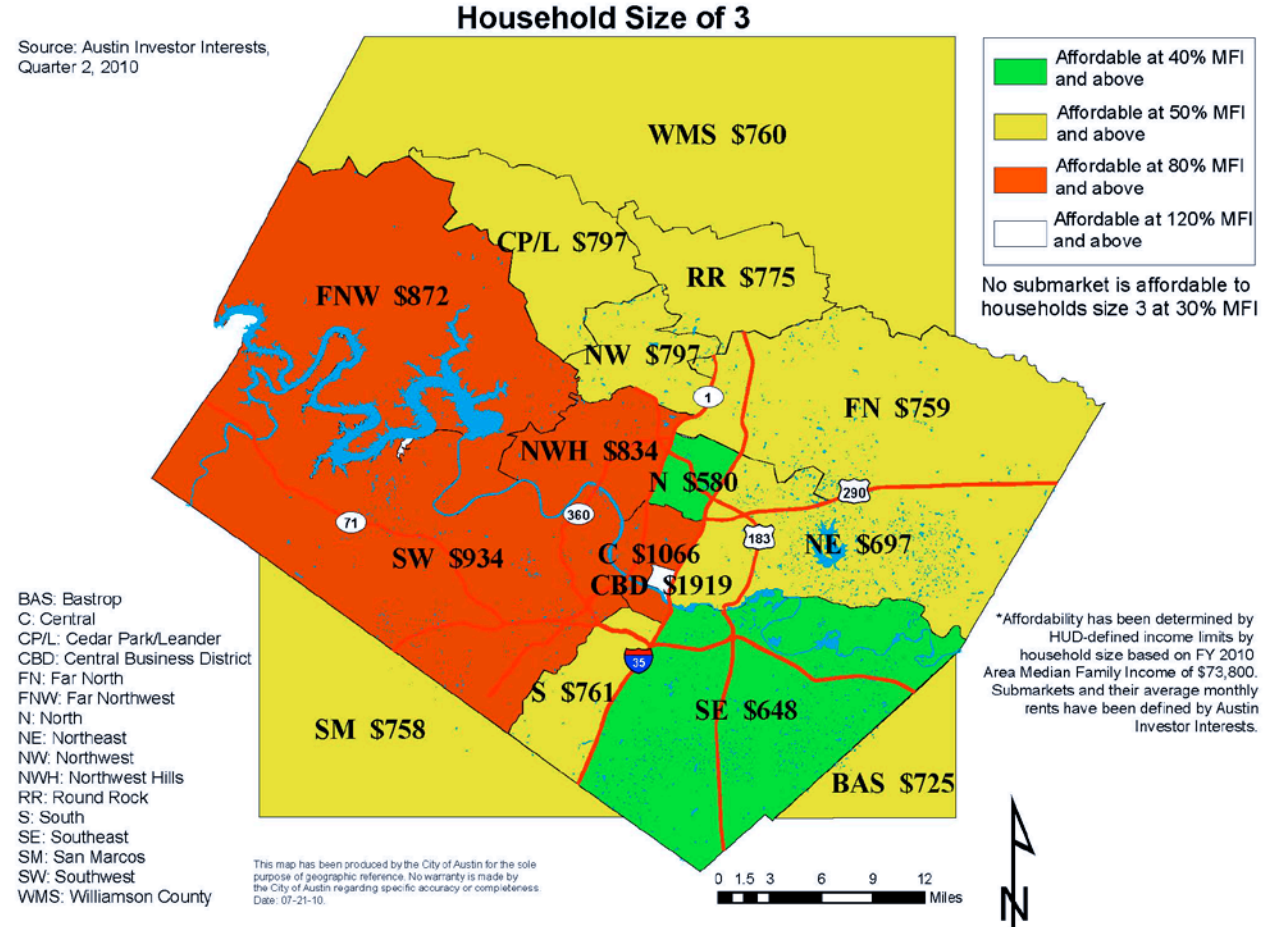


Housing realities:

THE RENTAL MARKET

- Majority renter city, 55 percent of households.
- Most expensive rental market in TX.
- Rents in central Austin dramatically higher than in surrounding region.
- Loss of aging rental units.
- 2009 housing market study found gap of 38,000 rental units for low income households.
- Need has growth since that time.

Rental Housing by Median Family Income Affordability Levels in Austin, Texas



Housing Realities:

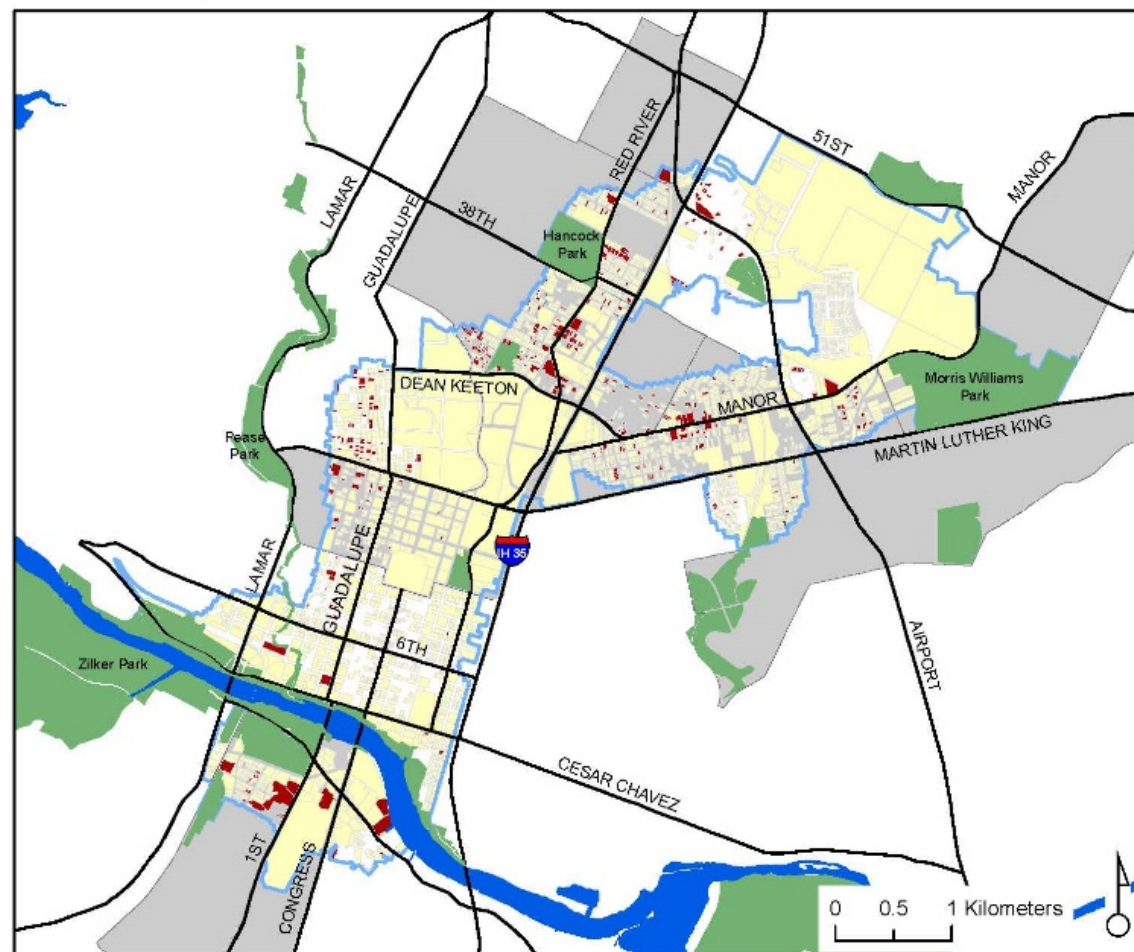
THE SPATIAL CONSEQUENCES OF RISING HOUSING COSTS

- >200% increase in SF home values in central East Austin zip code 78702 since 2007.
- 14.3% of homeowners without a mortgage in Austin pay more than 30% of their income for property taxes.
- 143% increase in suburban poor, 2000-2011.
- 56% rise in low income suburban school children.
- Poor job and transit access in low income suburbs.



Looming loss of centrally located affordable apartments.

Redevelopment and Displacement - Austin



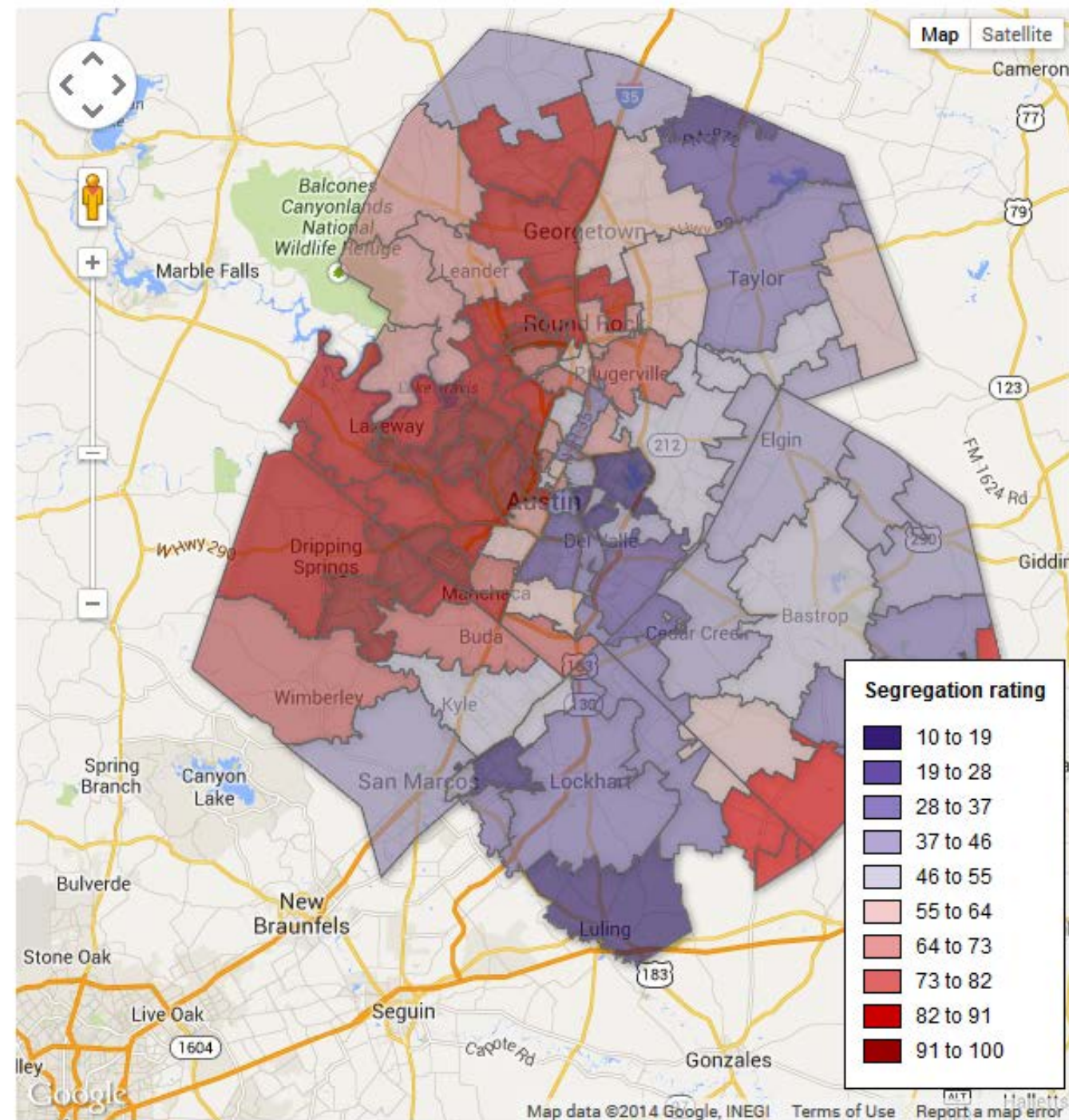
- Multifamily Parcels with Redevelopment and Displacement Potential
- Parcels with Redevelopment Potential (0-10yrs)
- Renter Income less than 50% MFI
- Austin demonstration site

This app identifies multifamily units likely to redevelop within the next 10 years that are currently home to low income renters. Parcels likely to redevelop were identified using the Redevelopment Candidate App and matched with data from the American Community Survey showing areas where median renter income falls below half of regional median family income.

Troubling trends:

Austin ranks tenth in income segregation.

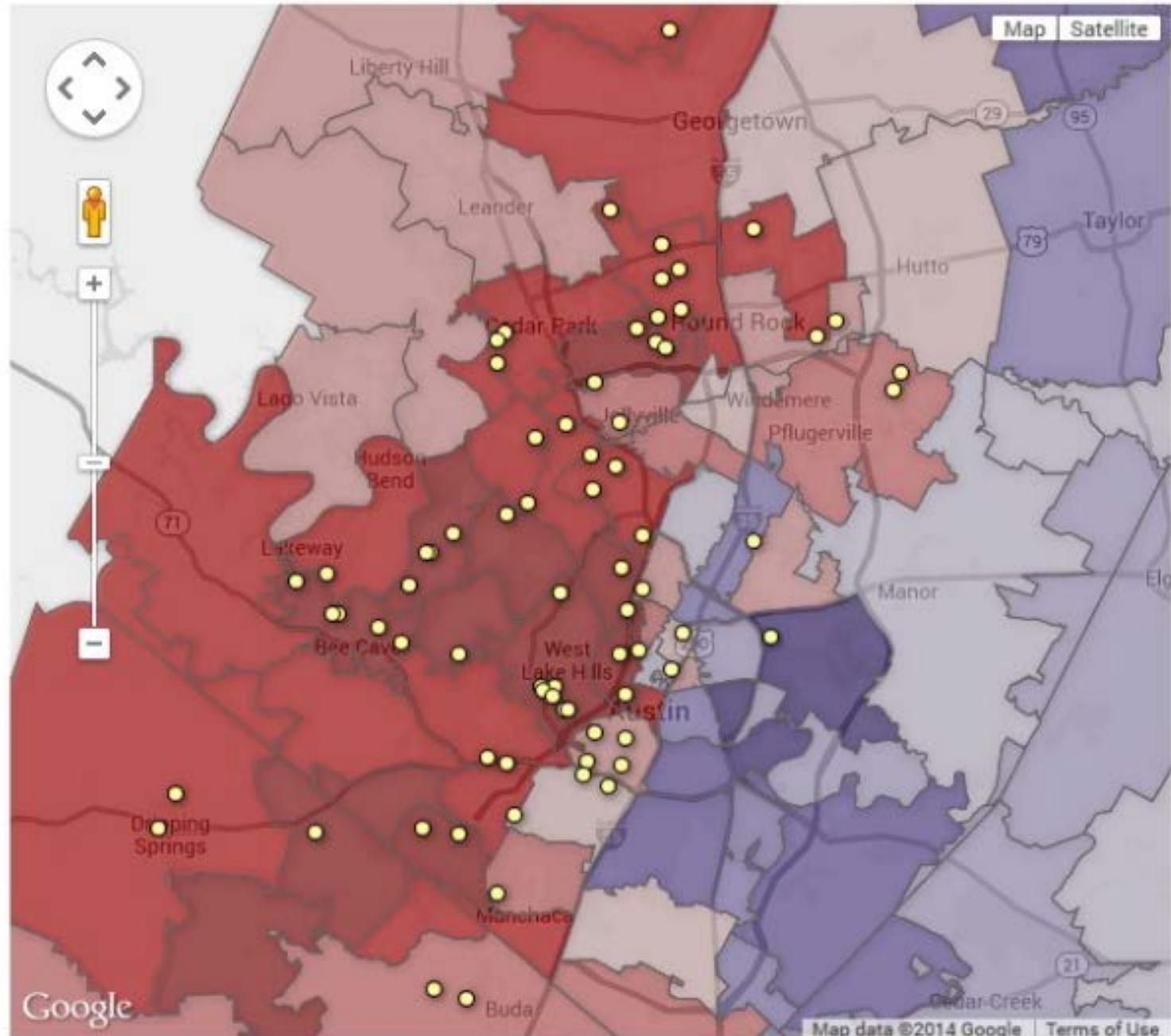
58% of regional population live in either areas of concentrated wealth or poverty.



Education reinforcing income segregation

Of all the factors that predict financial success, none are more tightly linked than education. In Austin-area school districts, most of the schools rated "exemplary" in 2011 sat in the wealthier ZIP codes far west of I-35. These neighborhoods have very low percentages of economically disadvantaged students.

Divided Opportunities Map: Schools



Source: Texas Education Agency, Charles Murray

Do low income commuters prefer suburban locations?

Survey of low-income commuters to jobs in central Austin

Random sample of UT and City of Austin employees earning less than \$60k and commuting at least 10 miles to central Austin workplaces

- *Would they move closer to work if they could?*
- *What kinds of neighborhoods and housing would make them more likely to move?*

soa.utexas.edu/files/csd/SPPComingHome.pdf

Key findings

- Substantial interest in urban living.
- Generational divide in attitudes.
- Children not a deterrent to urban living.
- Lowest income households most interested in moving.
- Prefer mixed use, mixed tenure communities--*but want to live in SF homes*

Potential benefits to moving closer to work, commuting by transit

Household type	Household income	Housing-% income	Transp.-% income	H + T- % income	Amount left each month
Single worker (1 commuter)	\$22,485 (100% median income)	40%	25%	65%	\$ 656
Low income HH (3 people, 1 commuter)	\$33,250 (50% median income)	32% (renter)	24%	56%	\$1,219
Source: HUD Location Affordability Index.					

- Survey calculated savings based on individual household moves: found savings of \$4,370 to \$9,231 (\$364/month to \$769/month)

Moving forward

- How can we build on the findings of this survey regarding attitudes toward urban living, benefits to low income households in particular?
- How we can we take advantage of the collaborations between housing, land use and transportation planning being explored as we move toward implementation of Imagine Austin?
- How we can ensure that low income households currently dependent on transit access can continue to live near transit as we craft our application for the next round of federal New Starts funding?
- How can we address the divisions embedded in our development patterns?