

City of Austin, Office of the City Auditor

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## **AFFORDABILITY REVIEW PROJECT: COUNCIL DISTRICT PROFILES**

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December 2016

As requested by City Council, the Office of the City Auditor conducted this special project to identify factors that affect affordability for Austin residents. Demographic and expenditure information was summarized for each Council district and the city overall in a series of profiles.

**City Auditor**  
Corrie Stokes

**Deputy City Auditor**  
Jason Hadavi

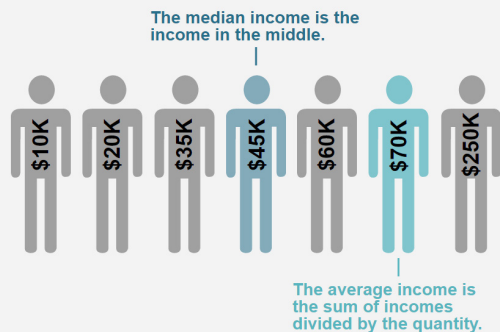
**Team**  
Niki Raggi, Assistant City Auditor  
Mary Dory, Auditor-in-Charge  
Cameron Lagrone, Auditor  
Michael McGill, Senior Auditor  
Tope Eletu-Odibo, Senior Investigator  
Emily Hebert, Audit Intern



# TERMINOLOGY AND DATA NOTES

For variable definitions, methodology, and a more extensive discussion of data sources, please see the last page of this report.

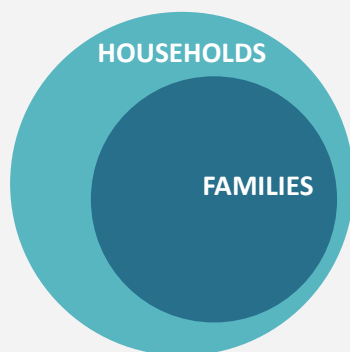
## Medians versus Averages



These profiles often rely on medians rather than average estimates. Medians are the center point of the data, and thus are less affected by outliers (such as a few households with extremely high or low incomes). Averages, on the other hand, tend to be skewed towards large outliers. This means that medians are often a better choice for describing what is happening at the district level.

## Households and Families

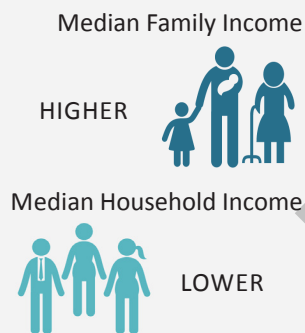
These profiles analyze income and expenditures (with the exception of child care) at the household level.



A household is defined by the Census as an occupied housing unit. This means that a household can have many different compositions – it might be a single person living alone, a group of roommates, a married couple without children, or a family.

Families are a specific subset of households. The Census defines a family household as a household in which one or more persons are related to the householder by marriage, birth, or adoption.

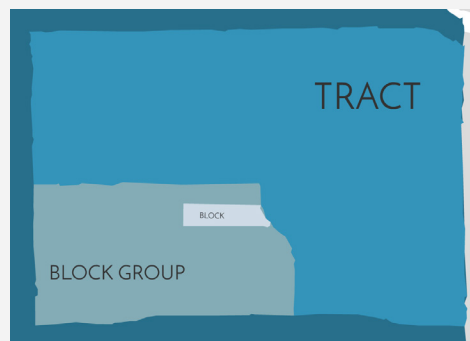
## Median Household Income versus Median Family Income



These profiles focus on median household income rather than median family income. Measures of family income are often higher than measures of household income. This is because many family households have two incomes, whereas households of single individuals (and therefore single incomes) are excluded from median family income by default. In comparison, the median household income is based on all households.

Although median family income is important for many social service activities, we concluded that median household income was a more accurate reflection of income for the typical Austin household, and therefore the best measure for the districts and city as a whole.

## Geography and Data Sources

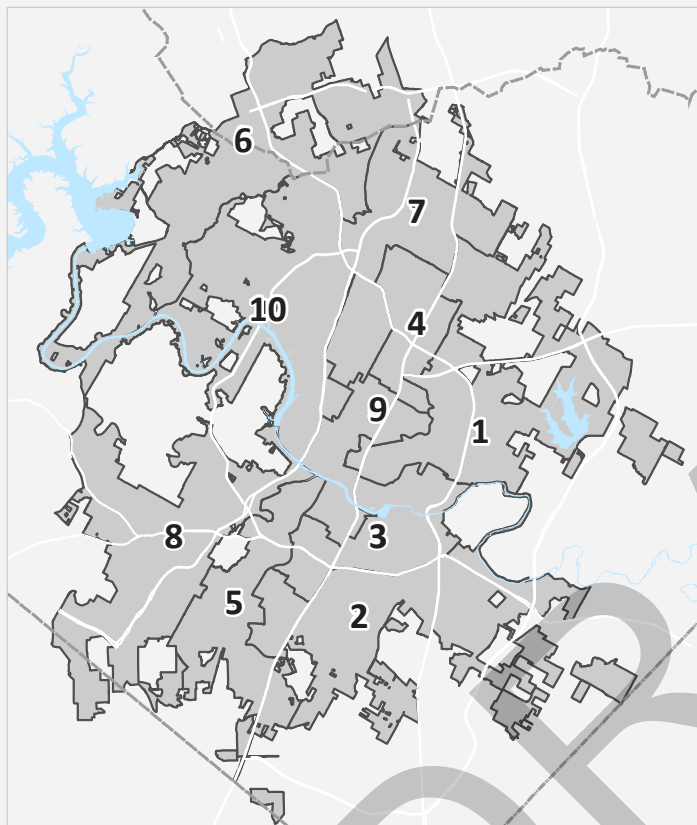


The data used in these profiles reflect a combination of public and private sources. All data were estimated for 2015. GIS analysis was used to map the data and generate estimates at the Council district and city-wide level.

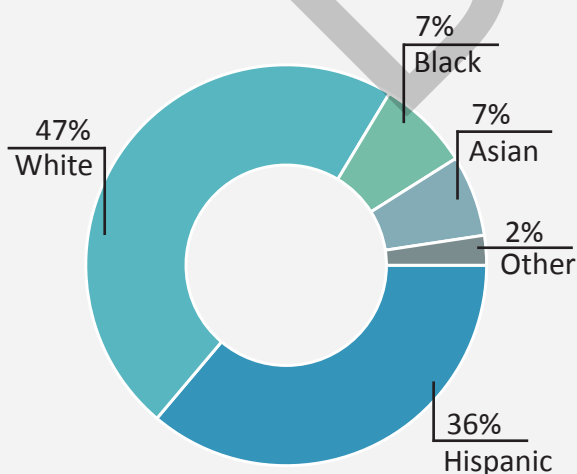
With the exception of property tax estimates and child care estimates, all data were estimated at the Census block group level. Property tax estimates were calculated by property and child care estimates are based on market rates for all of Travis County.

# CITY OF AUSTIN

<b>\$52,460</b>	<b>2015 Median Household Income</b>
<b>2.36</b>	<b>2015 Average Household Size</b>
<b>\$270,610</b>	<b>2015 Median Appraised Home Value</b>
<b>\$4,910</b>	<b>2015 Median Estimated Property Tax Bill</b>

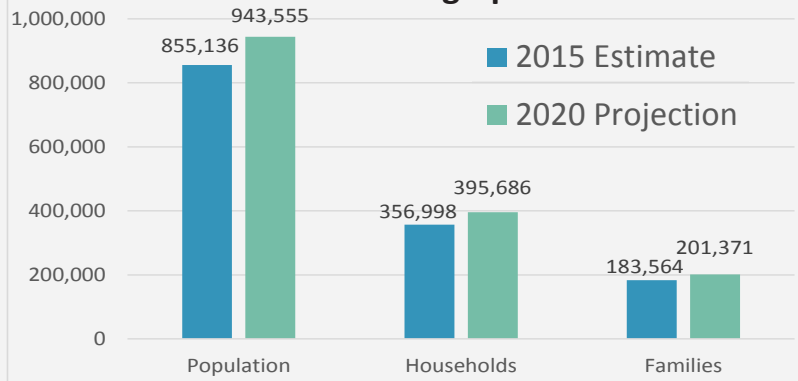


**2015 Race and Hispanic Origin\***



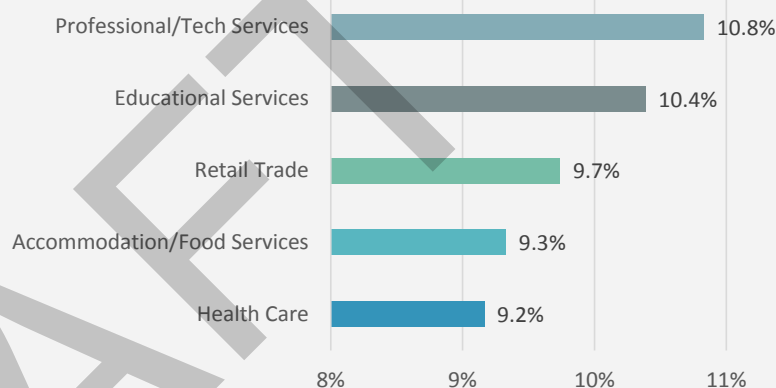
\*Based on Census Bureau methodology, people who identify their origin as Hispanic, Latino, or Spanish may be of any race. White, Black, Asian, and other populations included here are non-Hispanic.

**2015 - 2020 Demographic Trends**

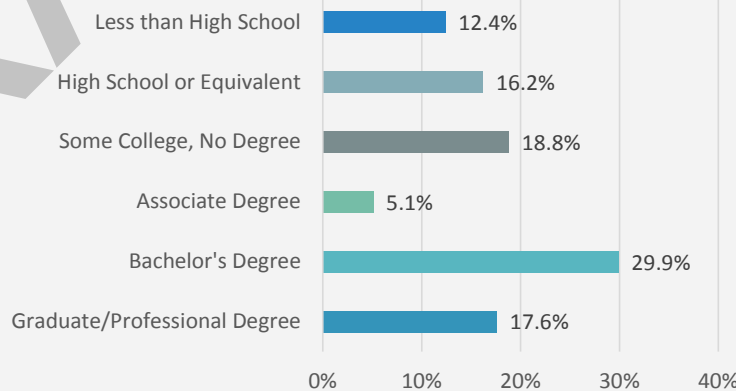


NOTE: The Census Bureau defines a household as an occupied housing unit. Families are a subset of households, in which there is at least one person present who is related to the householder by birth, marriage, or adoption.

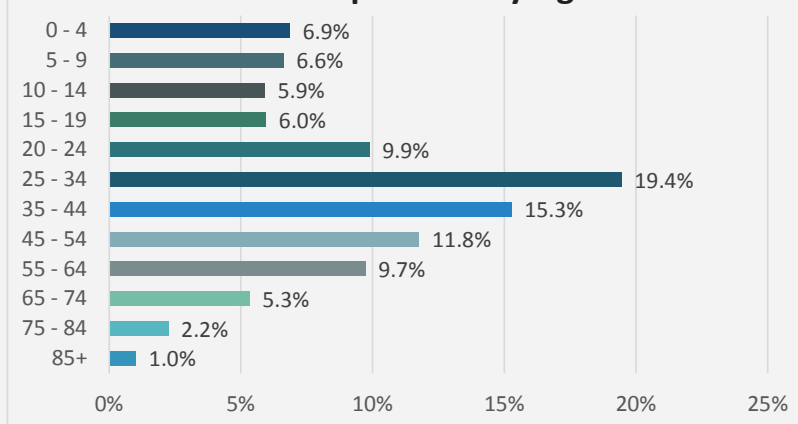
**2015 Employed Population 16+ by Industry, Top 5**



**2015 Population 25+ by Educational Attainment**

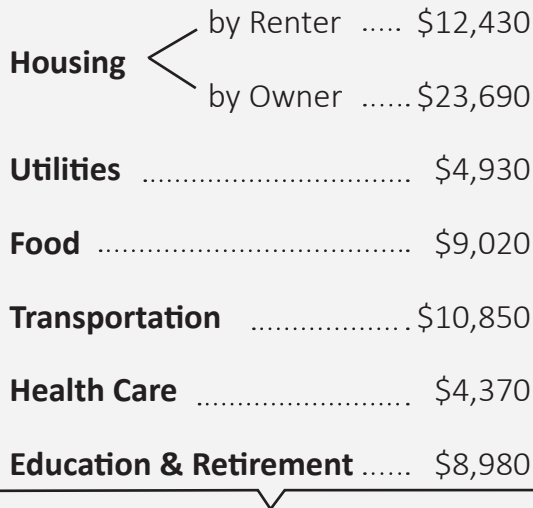


**2015 Population by Age**



# CITY OF AUSTIN

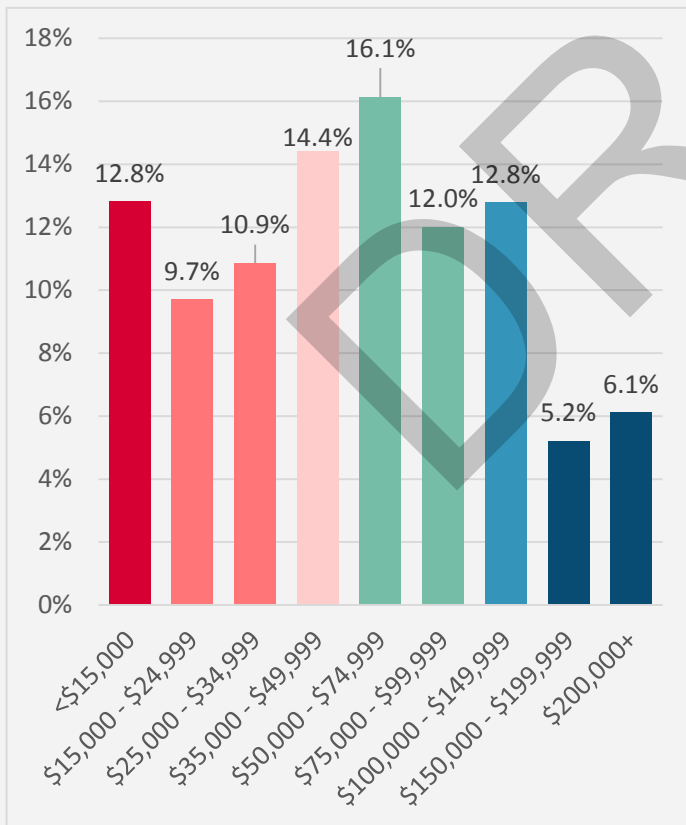
## 2015 Average Annual Household Spending on Affordability Cost Drivers



**Annual Renter Spending: \$50,580**

**Annual Owner Spending: \$61,840**

## 2015 Household Income Distribution

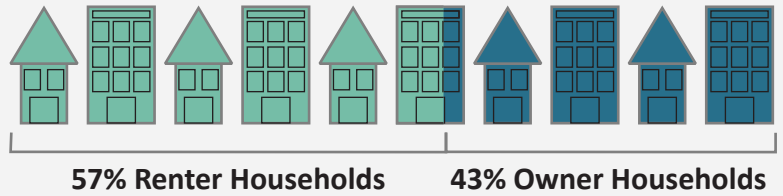


**\$52,460 2015 Median Household Income**

**DATA SOURCE:** Office of the City Auditor analysis of Esri Business Analyst 2015 estimates based on public and private data sources, including the U.S. Census. Exceptions are property tax data (which were based on data obtained from the Central Appraisal Districts) and child care expenditure data (which were based on data from the 2015 Texas Child Care Market Rate Survey).

Housing costs are the largest basic expense for most Austinites.

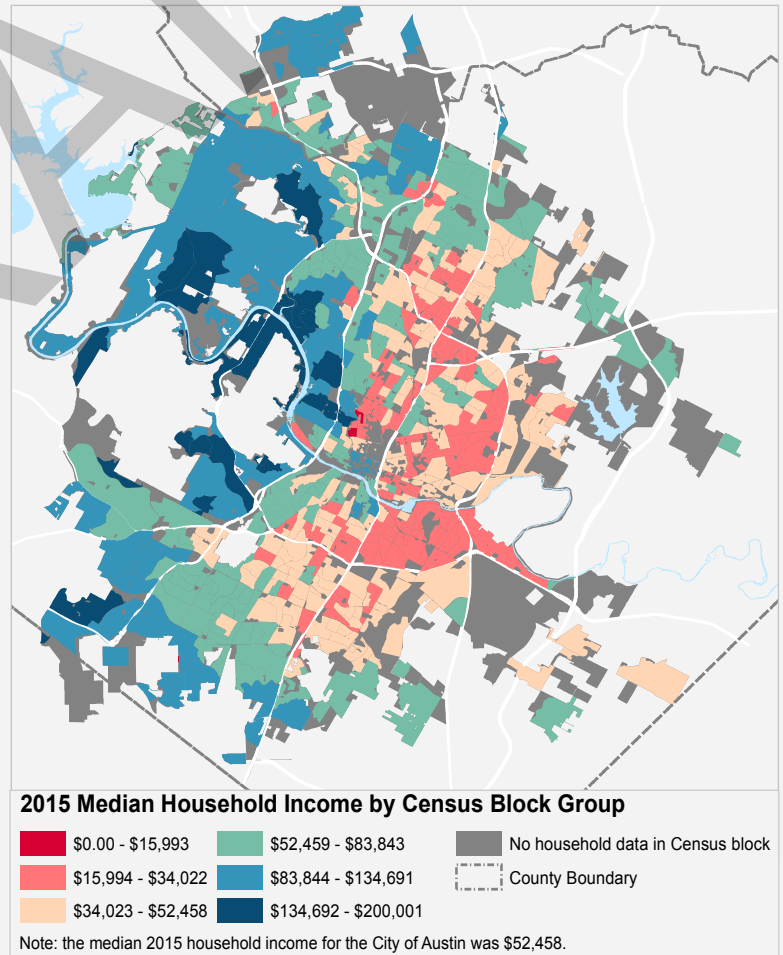
Citywide, renters spend **48%** less on average on housing costs than homeowners.



Child care is another major expense for some Austinites.

In 2015, the average cost per child of full-time child care in Travis County was **\$7,720**.

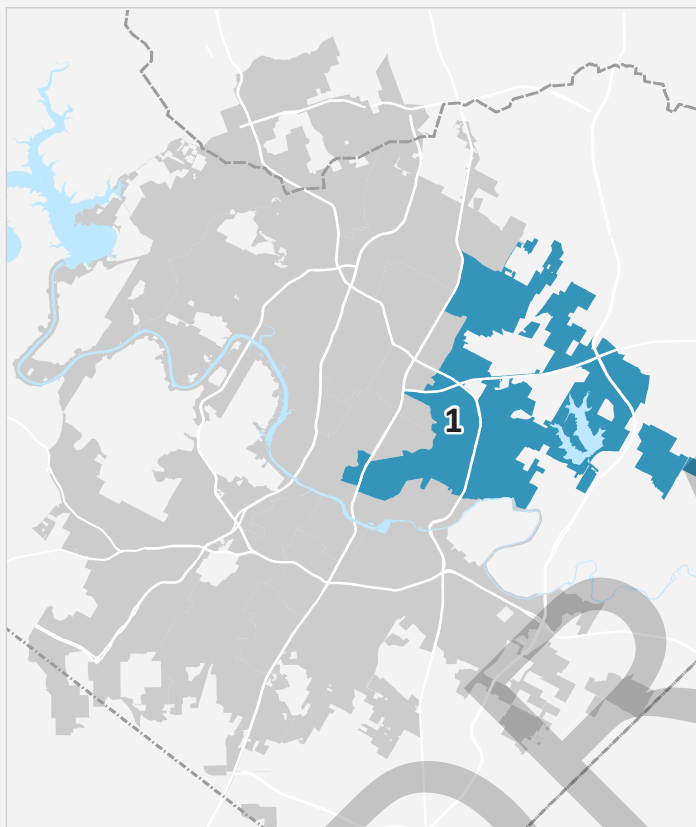
There are approximately 58,700 children under five in Austin.



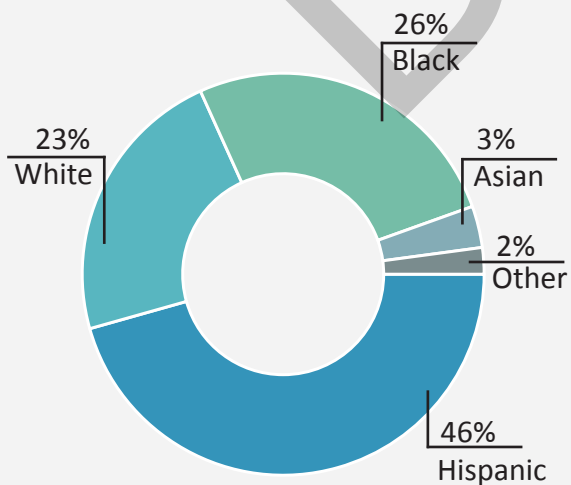


# CITY COUNCIL DISTRICT 1

<b>\$39,790</b>	<b>2015 Median Household Income</b>
<b>2.72</b>	<b>2015 Average Household Size</b>
<b>\$193,650</b>	<b>2015 Median Appraised Home Value</b>
<b>\$3,570</b>	<b>2015 Median Estimated Property Tax Bill</b>

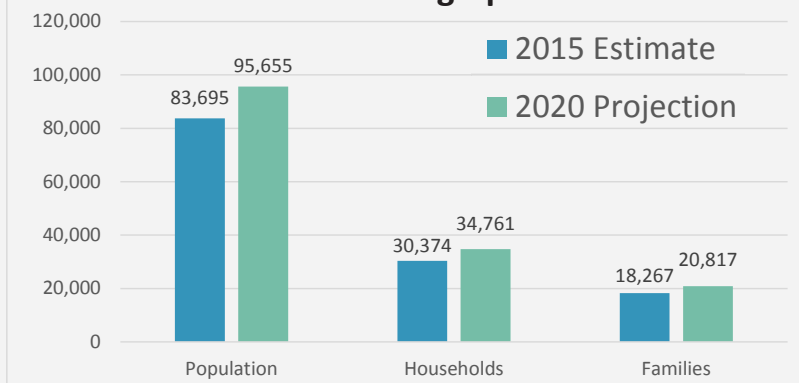


## 2015 Race and Hispanic Origin\*



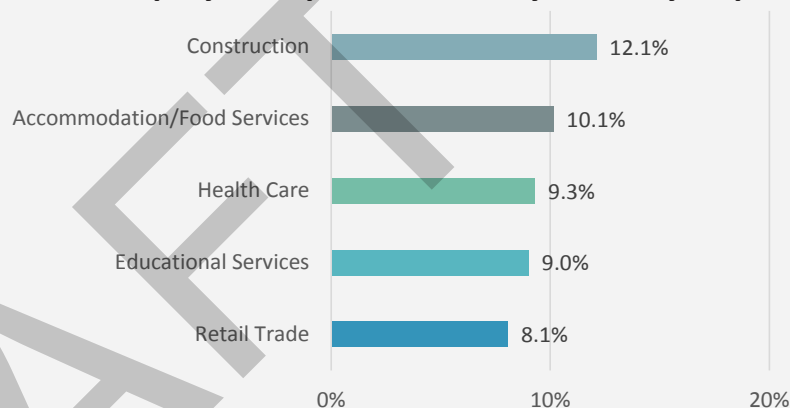
\*Based on Census Bureau methodology, people who identify their origin as Hispanic, Latino, or Spanish may be of any race. White, Black, Asian, and other populations included here are non-Hispanic.

## 2015 - 2020 Demographic Trends

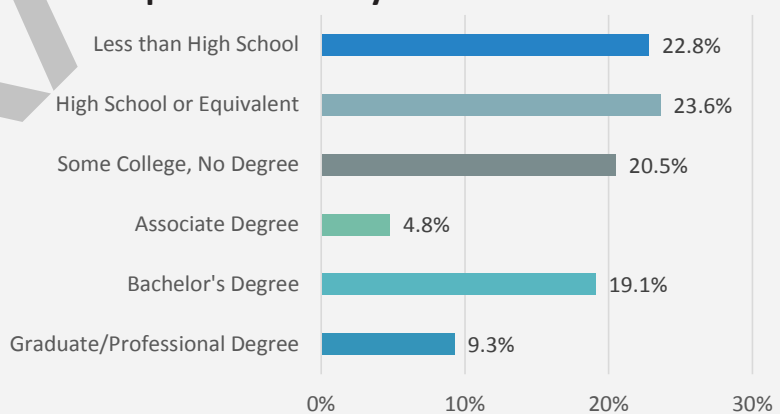


NOTE: The Census Bureau defines a household as an occupied housing unit. Families are a subset of households, in which there is at least one person present who is related to the householder by birth, marriage, or adoption.

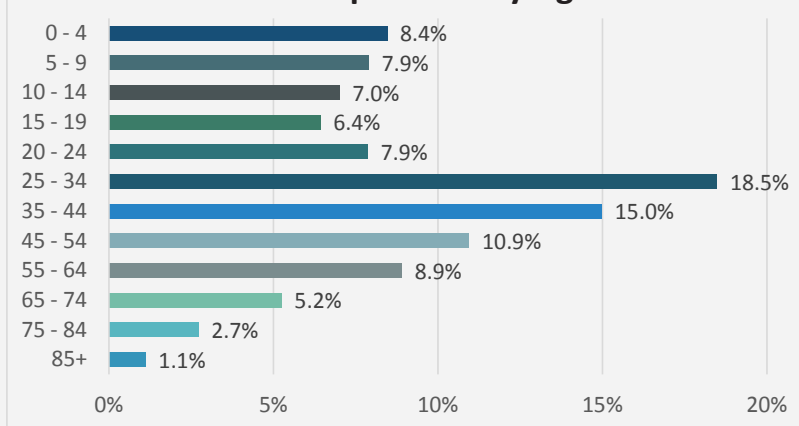
## 2015 Employed Population 16+ by Industry, Top 5



## 2015 Population 25+ by Educational Attainment

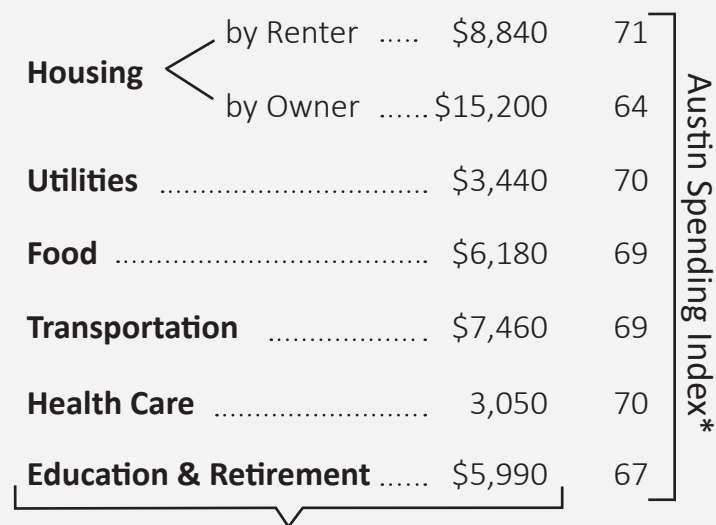


## 2015 Population by Age



# CITY COUNCIL DISTRICT 1

## 2015 Average Annual Household Spending on Affordability Cost Drivers

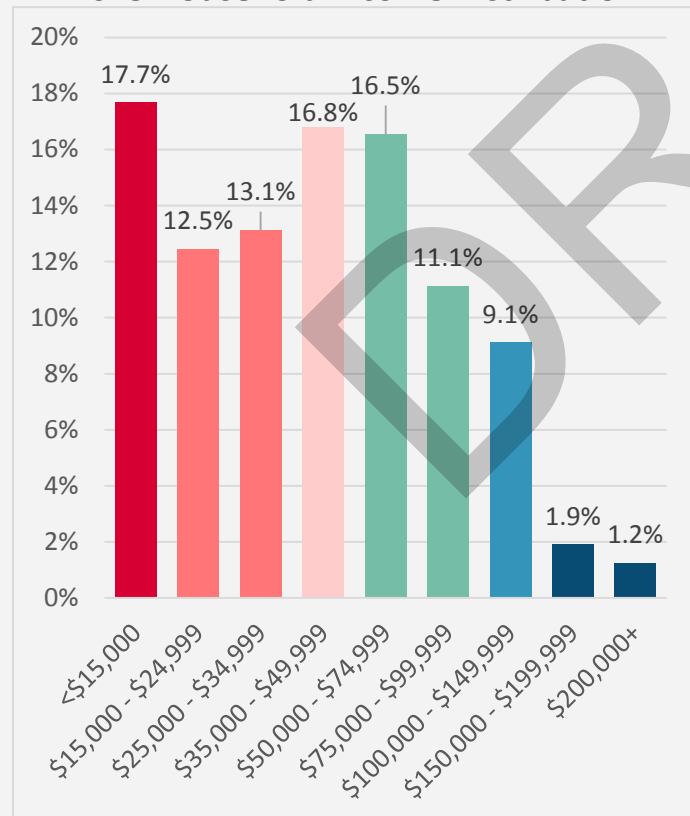


Annual Renter Spending: **\$34,960**

Annual Owner Spending: **\$41,320**

\*Austin Spending Potential Index: The Austin SPI is household-based, and represents the amount spent for a product or service relative to a citywide average of 100. If the index is greater than 100, district residents spend more on average on that product or service than the average Austinite.

## 2015 Household Income Distribution

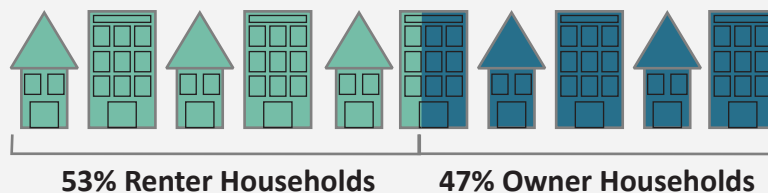


**\$39,790** 2015 Median Household Income

**DATA SOURCE:** Office of the City Auditor analysis of Esri Business Analyst 2015 estimates based on public and private data sources, including the U.S. Census. Exceptions are property tax data (which were based on data obtained from the Central Appraisal Districts) and child care expenditure data (which were based on data from the 2015 Texas Child Care Market Rate Survey).

Housing costs are the largest basic expense for most Austinites.

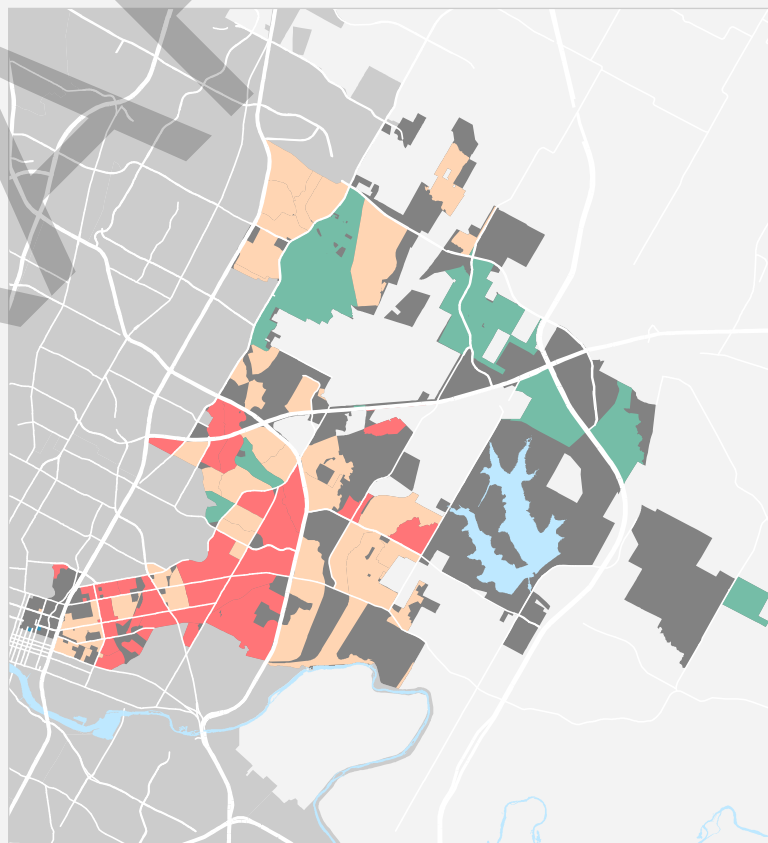
In District 1, renters spend **42%** less on average on housing costs than homeowners.



Child care is another major expense for some Austinites.

In 2015, the average cost per child of full-time child care in Travis County was **\$7,720**.

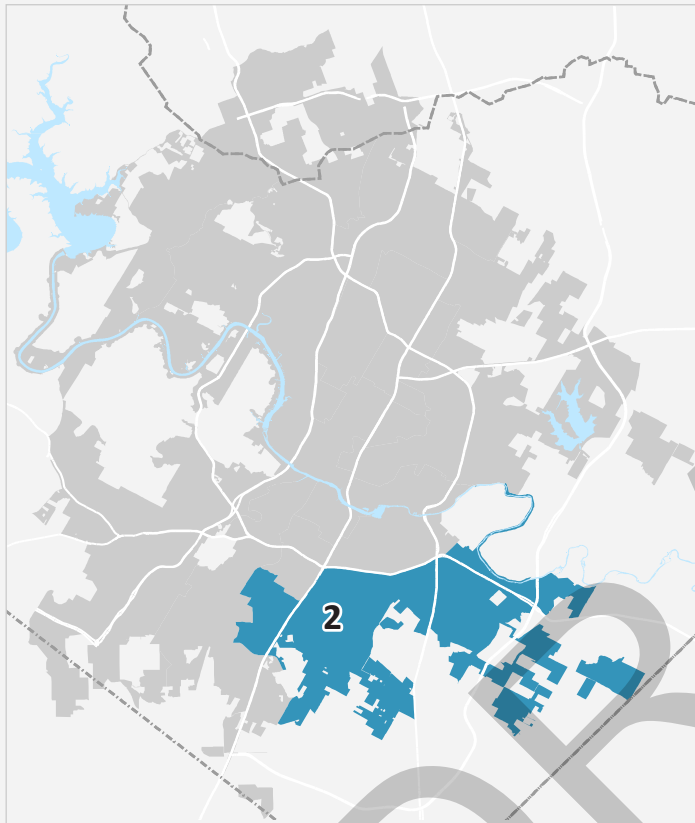
There are approximately 7,070 children under five in District 1.



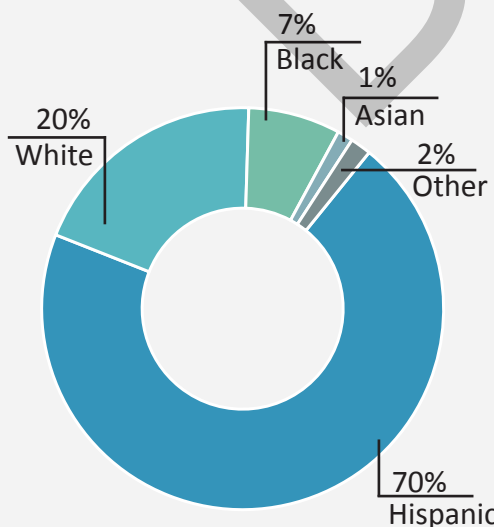
Note: the median 2015 household income for the City of Austin was \$52,458.

# CITY COUNCIL DISTRICT 2

<b>\$41,130</b>	<b>2015 Median Household Income</b>
<b>3.11</b>	<b>2015 Average Household Size</b>
<b>\$150,080</b>	<b>2015 Median Appraised Home Value</b>
<b>\$2,660</b>	<b>2015 Median Estimated Property Tax Bill</b>

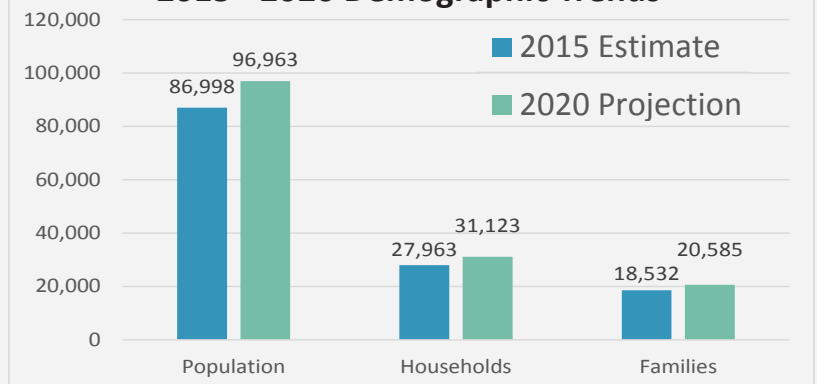


## 2015 Race and Hispanic Origin\*



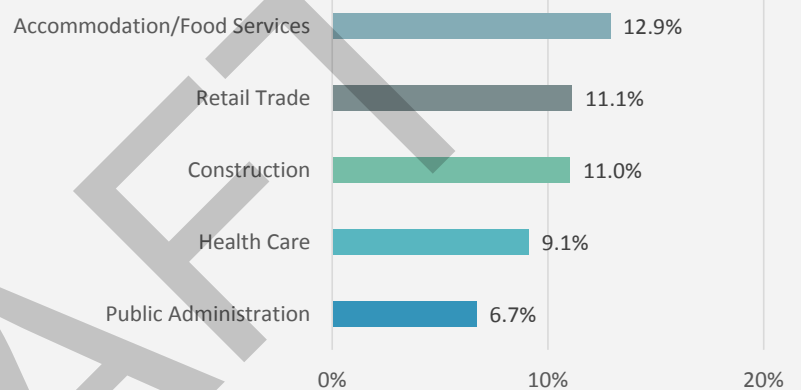
\*Based on Census Bureau methodology, people who identify their origin as Hispanic, Latino, or Spanish may be of any race. White, Black, Asian, and other populations included here are non-Hispanic.

## 2015 - 2020 Demographic Trends

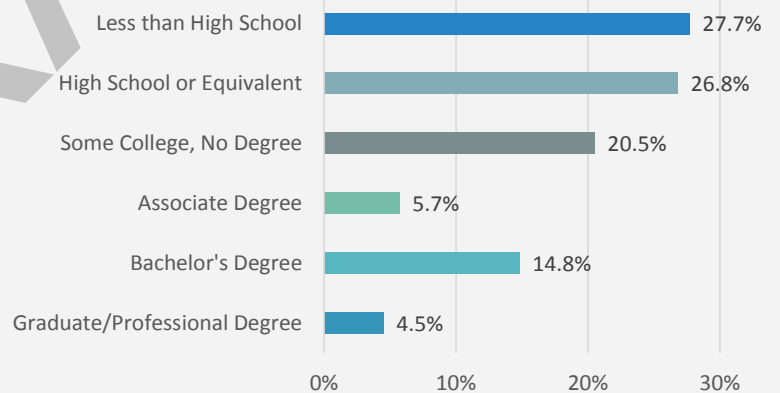


NOTE: The Census Bureau defines a household as an occupied housing unit. Families are a subset of households, in which there is at least one person present who is related to the householder by birth, marriage, or adoption.

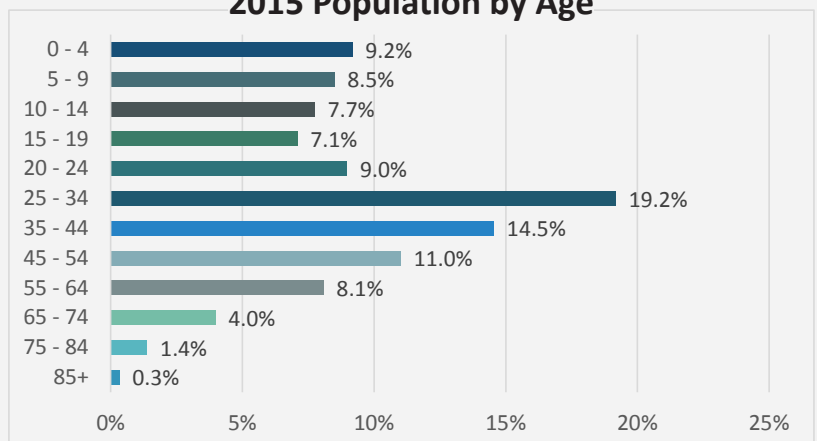
## 2015 Employed Population 16+ by Industry, Top 5



## 2015 Population 25+ by Educational Attainment



## 2015 Population by Age



## CITY COUNCIL DISTRICT 2

### 2015 Average Annual Household Spending on Affordability Cost Drivers

Housing	by Renter	.....	\$8,770	71
	by Owner	.....	\$14,110	60
Utilities	.....		\$3,400	69
Food	.....		\$6,070	67
Transportation	.....		\$7,400	68
Health Care	.....		\$2,950	67
Education & Retirement	.....		\$5,850	65

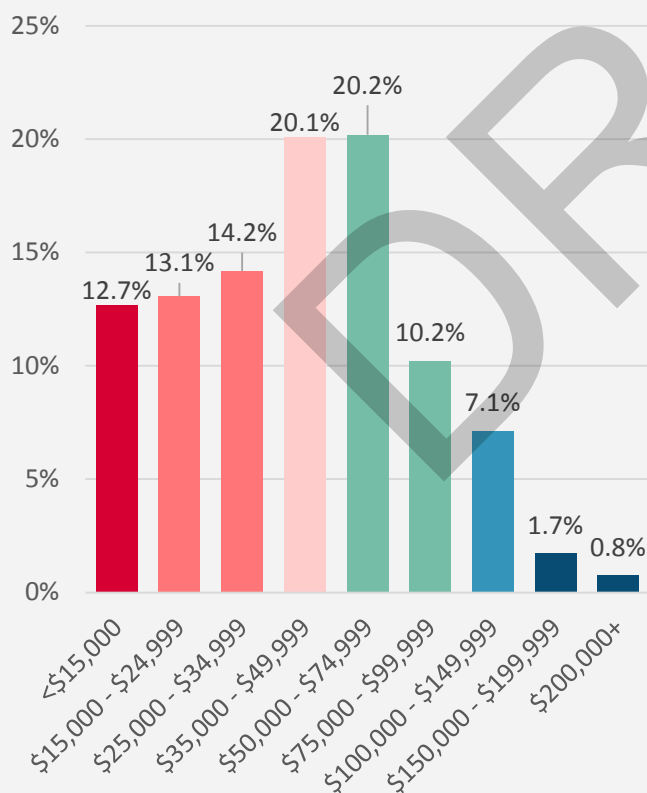
Austin Spending Index \*

**Annual Renter Spending: \$34,440**

**Annual Owner Spending: \$39,780**

\*Austin Spending Potential Index: The Austin SPI is household-based, and represents the amount spent for a product or service relative to a citywide average of 100. If the index is greater than 100, district residents spend more on average on that product or service than the average Austinite.

### 2015 Household Income Distribution



**\$41,130 2015 Median Household Income**

**DATA SOURCE:** Office of the City Auditor analysis of Esri Business Analyst 2015 estimates based on public and private data sources, including the U.S. Census. Exceptions are property tax data (which were based on data obtained from the Central Appraisal Districts) and child care expenditure data (which were based on data from the 2015 Texas Child Care Market Rate Survey).

Housing costs are the largest basic expense for most Austinites.

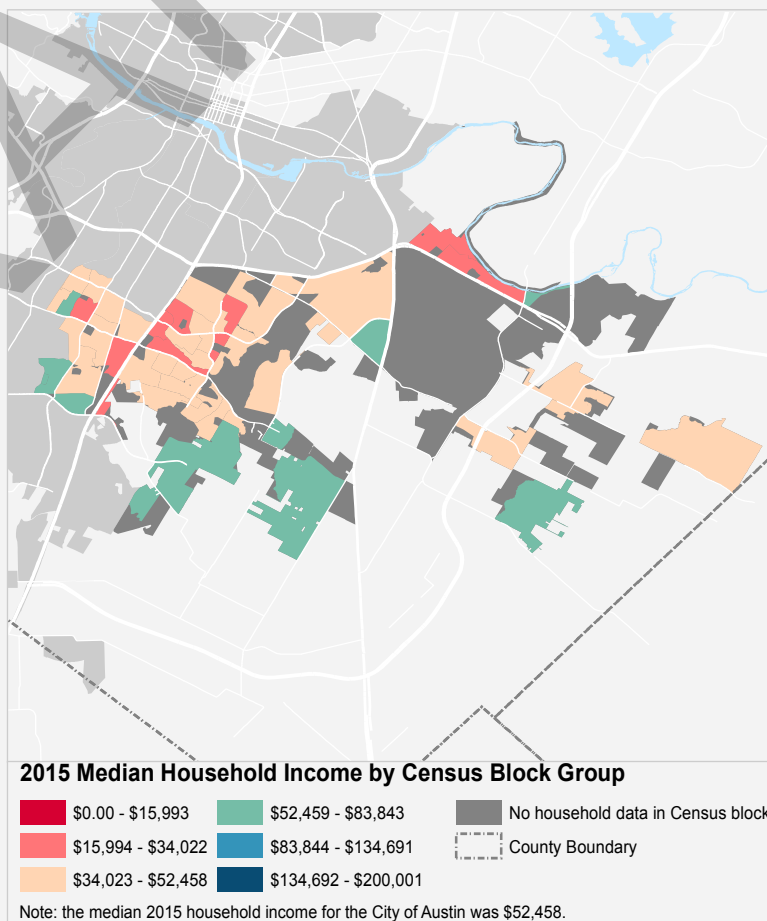
In District 2, renters spend **38%** less on average on housing costs than homeowners.



Child care is another major expense for some Austinites.

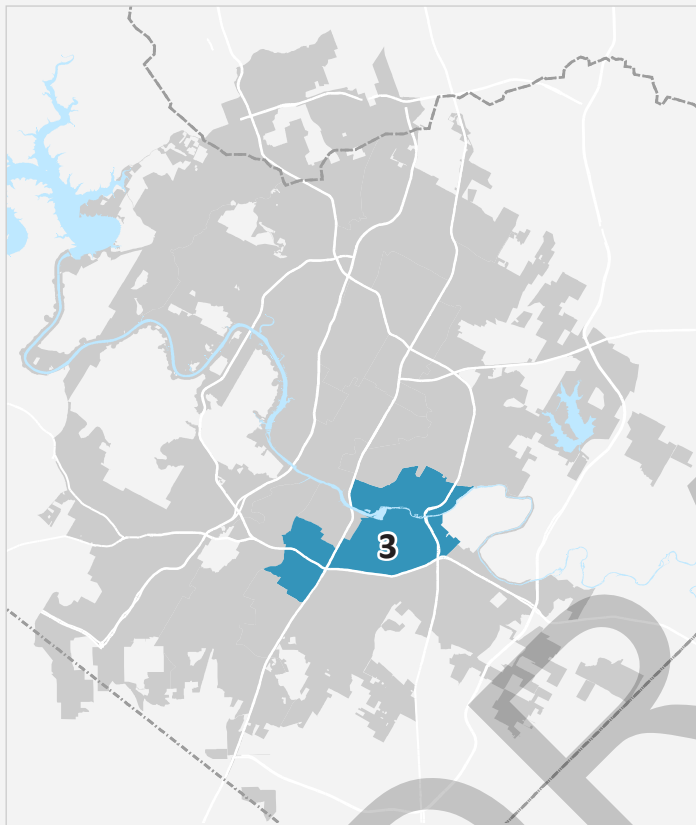
In 2015, the average cost per child of full-time child care in Travis County was **\$7,720**.

There are approximately 7,990 children under five in District 2.

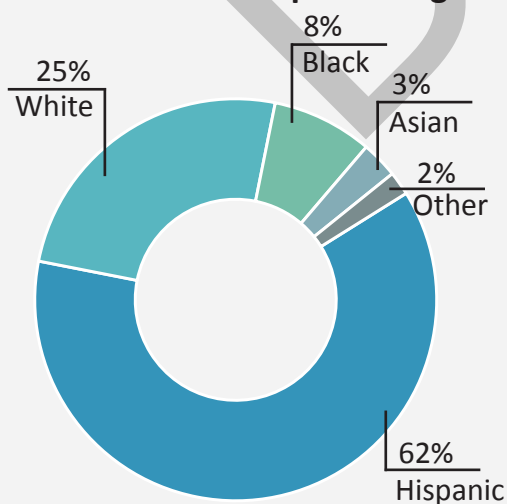


# CITY COUNCIL DISTRICT 3

<b>\$29,430</b>	<b>2015 Median Household Income</b>
<b>2.48</b>	<b>2015 Average Household Size</b>
<b>\$224,850</b>	<b>2015 Median Appraised Home Value</b>
<b>\$3,540</b>	<b>2015 Median Estimated Property Tax Bill</b>

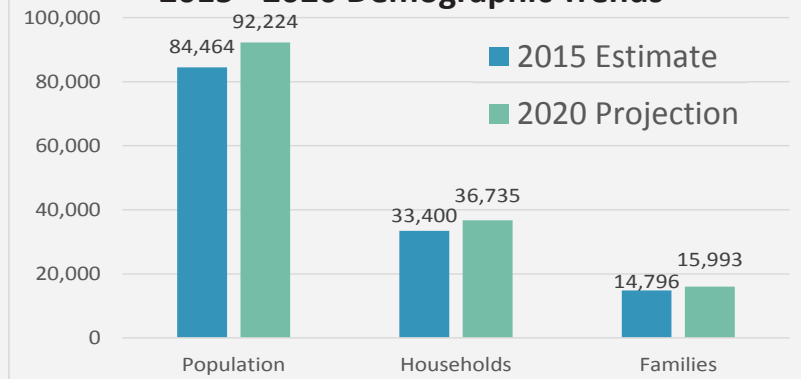


## 2015 Race and Hispanic Origin\*



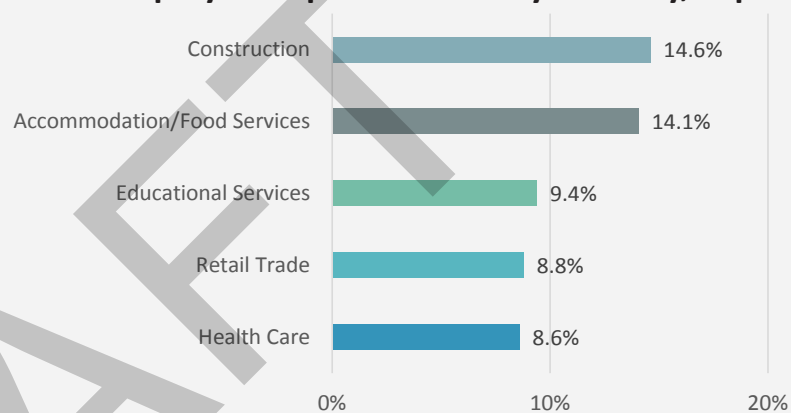
\*Based on Census Bureau methodology, people who identify their origin as Hispanic, Latino, or Spanish may be of any race. White, Black, Asian, and other populations included here are non-Hispanic.

## 2015 - 2020 Demographic Trends

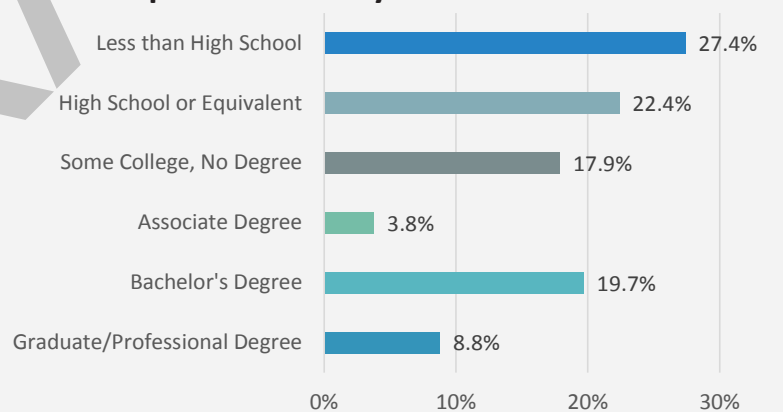


NOTE: The Census Bureau defines a household as an occupied housing unit. Families are a subset of households, in which there is at least one person present who is related to the householder by birth, marriage, or adoption.

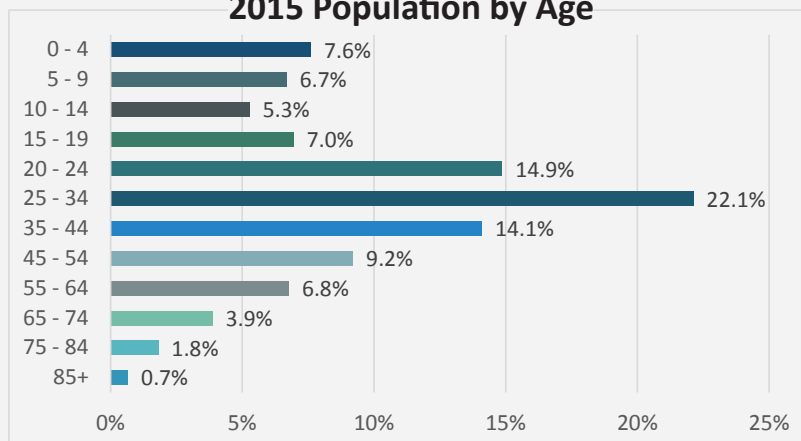
## 2015 Employed Population 16+ by Industry, Top 5



## 2015 Population 25+ by Educational Attainment



## 2015 Population by Age





## CITY COUNCIL DISTRICT 3

### 2015 Average Annual Household Spending on Affordability Cost Drivers

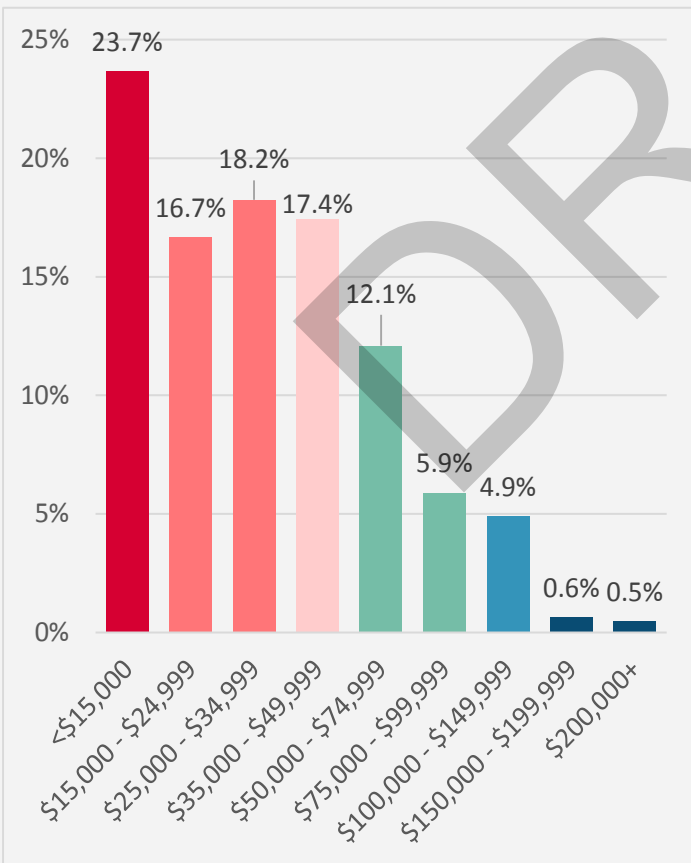


**Annual Renter Spending: \$25,690**

**Annual Owner Spending: \$37,100**

\*Austin Spending Potential Index: The Austin SPI is household-based, and represents the amount spent for a product or service relative to a citywide average of 100. If the index is greater than 100, district residents spend more on average on that product or service than the average Austinite.

### 2015 Household Income Distribution



**\$29,430 2015 Median Household Income**

**DATA SOURCE:** Office of the City Auditor analysis of Esri Business Analyst 2015 estimates based on public and private data sources, including the U.S. Census. Exceptions are property tax data (which were based on data obtained from the Central Appraisal Districts) and child care expenditure data (which were based on data from the 2015 Texas Child Care Market Rate Survey).

Housing costs are the largest basic expense for most Austinites.

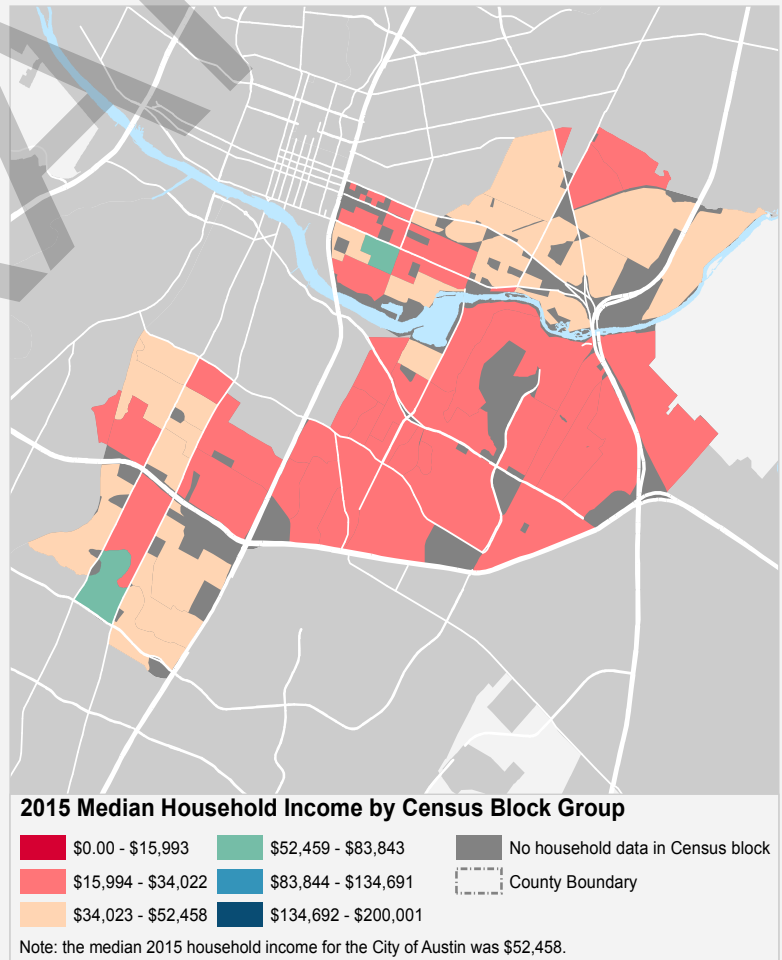
In District 3, renters spend **65%** less on average on housing costs than homeowners.



Child care is another major expense for some Austinites.

In 2015, the average cost per child of full-time child care in Travis County was **\$7,720**.

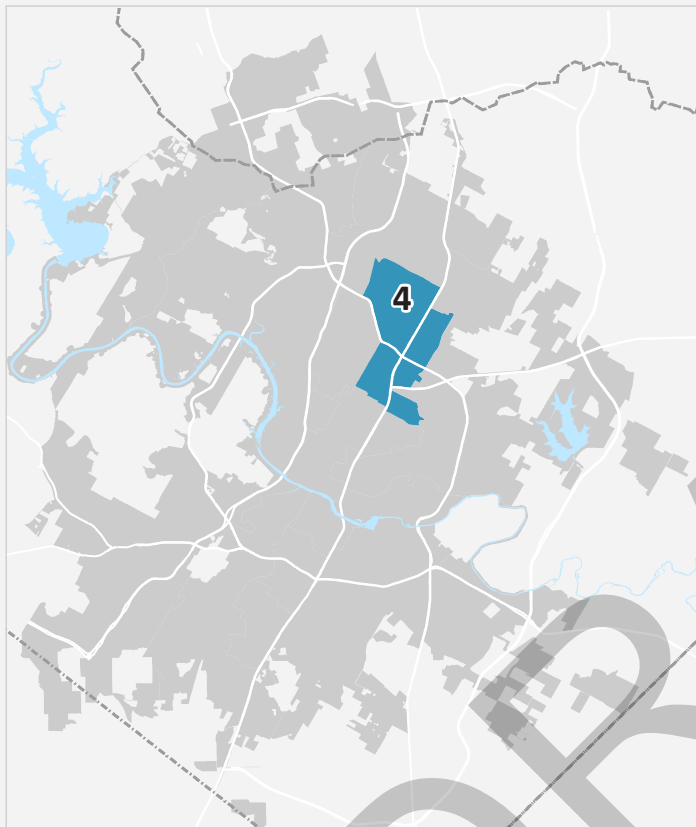
There are approximately 6,430 children under five in District 3.



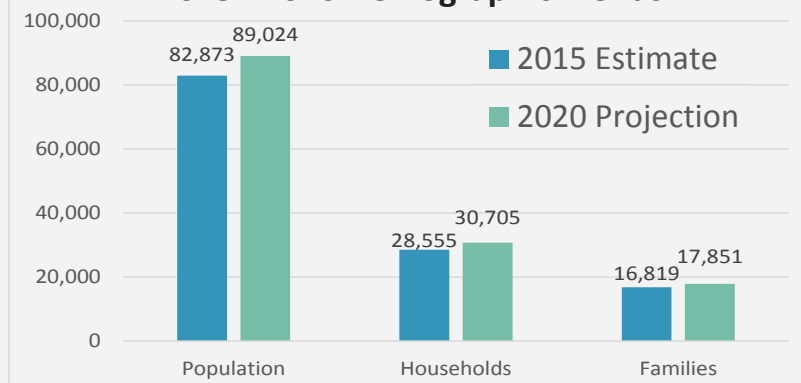


# CITY COUNCIL DISTRICT 4

<b>\$33,840</b>	<b>2015 Median Household Income</b>
<b>2.90</b>	<b>2015 Average Household Size</b>
<b>\$178,360</b>	<b>2015 Median Appraised Home Value</b>
<b>\$3,090</b>	<b>2015 Median Estimated Property Tax Bill</b>

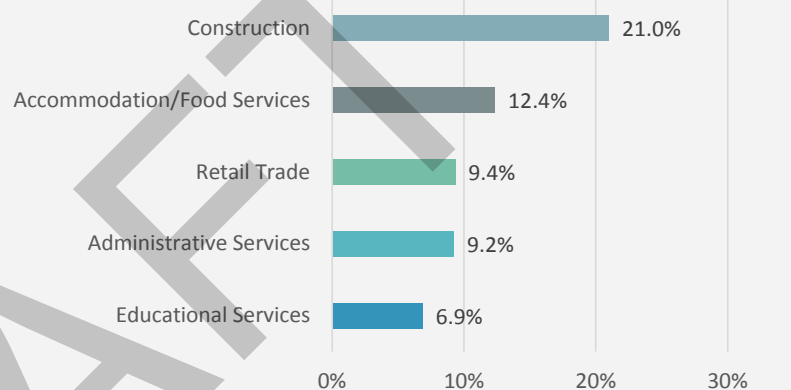


## 2015 - 2020 Demographic Trends

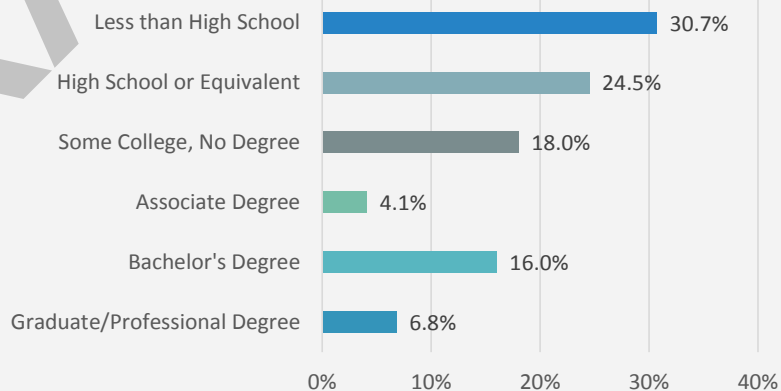


NOTE: The Census Bureau defines a household as an occupied housing unit. Families are a subset of households, in which there is at least one person present who is related to the householder by birth, marriage, or adoption.

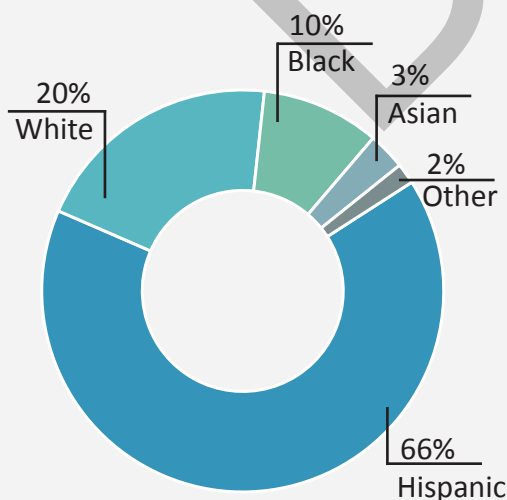
## 2015 Employed Population 16+ by Industry, Top 5



## 2015 Population 25+ by Educational Attainment

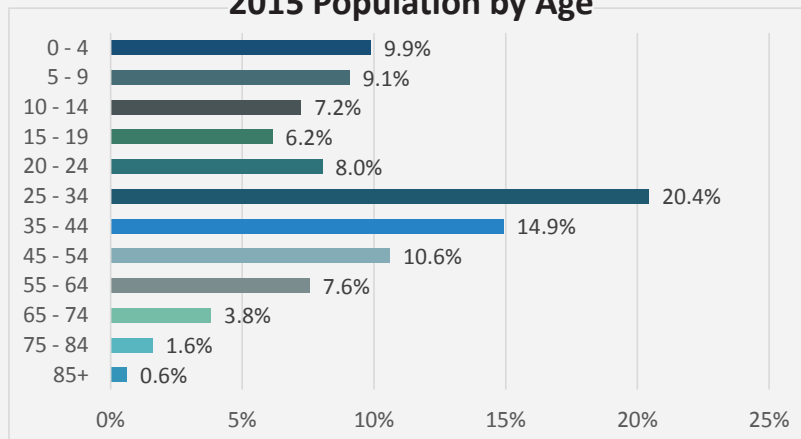


## 2015 Race and Hispanic Origin\*



\*Based on Census Bureau methodology, people who identify their origin as Hispanic, Latino, or Spanish may be of any race. White, Black, Asian, and other populations included here are non-Hispanic.

## 2015 Population by Age



## CITY COUNCIL DISTRICT 4

### 2015 Average Annual Household Spending on Affordability Cost Drivers

Housing	by Renter .....	\$7,240	58
	by Owner .....	\$17,990	76
Utilities .....		\$2,950	60
Food .....		\$5,490	61
Transportation .....		\$6,390	59
Health Care .....		\$2,430	56
Education & Retirement .....		\$4,950	55

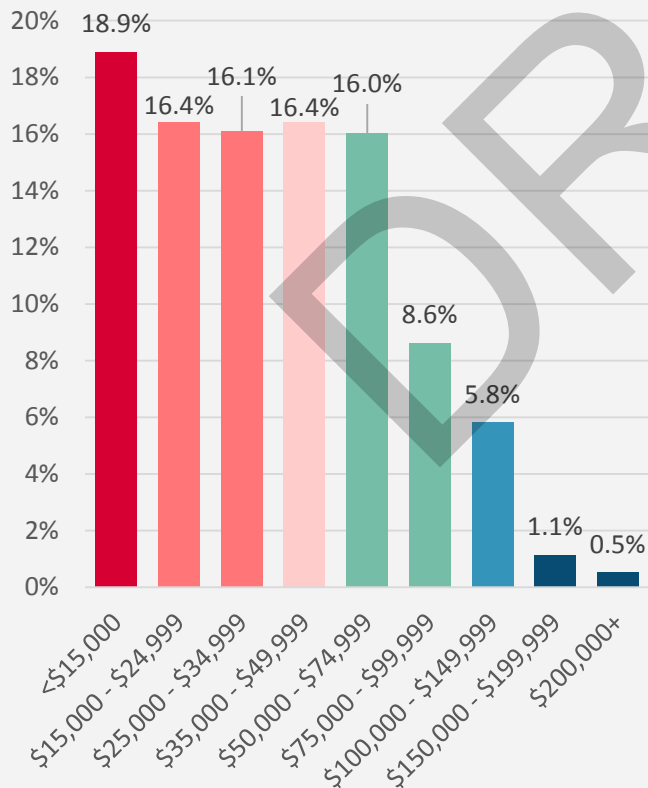
Austin Spending Index\*

Annual Renter Spending: **\$29,450**

Annual Owner Spending: **\$40,200**

\*Austin Spending Potential Index: The Austin SPI is household-based, and represents the amount spent for a product or service relative to a citywide average of 100. If the index is greater than 100, district residents spend more on average on that product or service than the average Austinite.

### 2015 Household Income Distribution



**\$33,840** 2015 Median Household Income

**DATA SOURCE:** Office of the City Auditor analysis of Esri Business Analyst 2015 estimates based on public and private data sources, including the U.S. Census. Exceptions are property tax data (which were based on data obtained from the Central Appraisal Districts) and child care expenditure data (which were based on data from the 2015 Texas Child Care Market Rate Survey).

Housing costs are the largest basic expense for most Austinites.

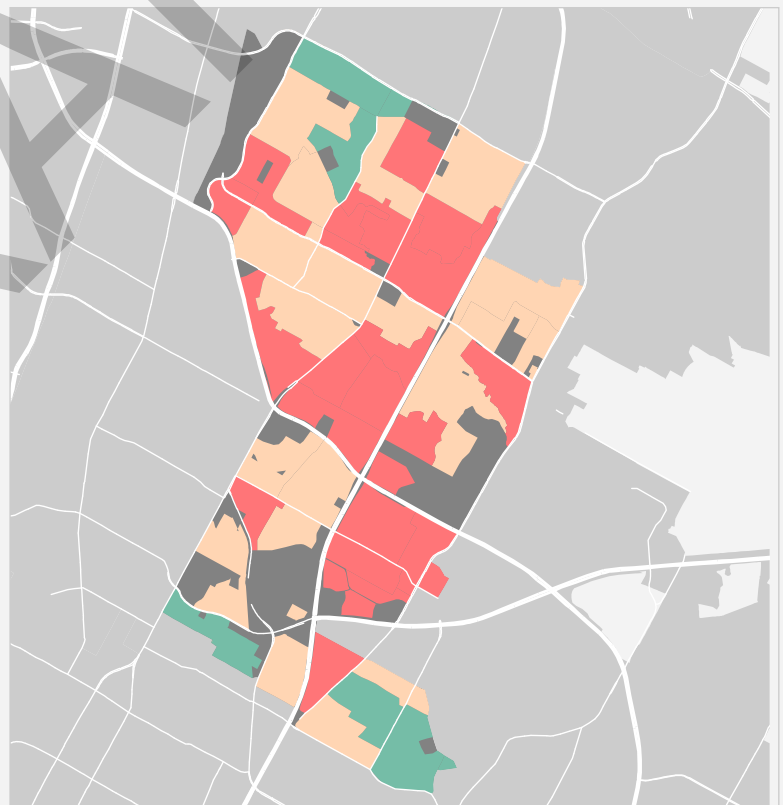
In District 4, renters spend **60%** less on average on housing costs than renters.



Child care is another major expense for some Austinites.

In 2015, the average cost per child of full-time child care in Travis County was **\$7,720**.

There are approximately 8,200 children under five in District 4.



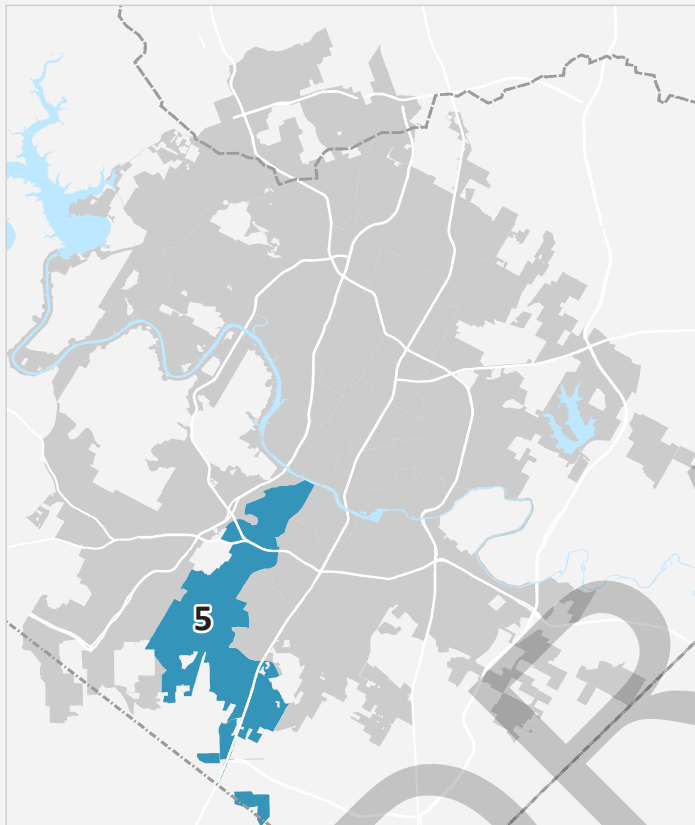
#### 2015 Median Household Income by Census Block Group



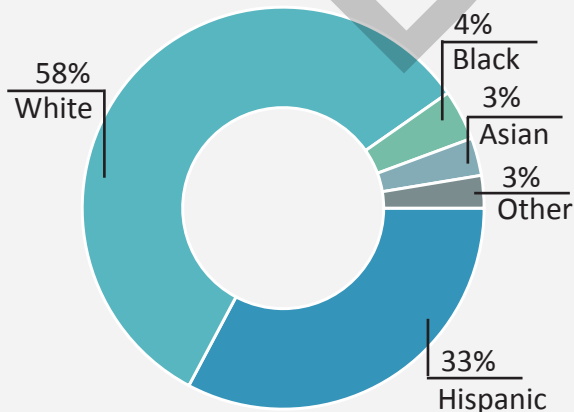
Note: the median 2015 household income for the City of Austin was \$52,458.

# CITY COUNCIL DISTRICT 5

<b>\$59,000</b>	<b>2015 Median Household Income</b>
<b>2.19</b>	<b>2015 Average Household Size</b>
<b>\$233,290</b>	<b>2015 Median Appraised Home Value</b>
<b>\$4,350</b>	<b>2015 Median Estimated Property Tax Bill</b>

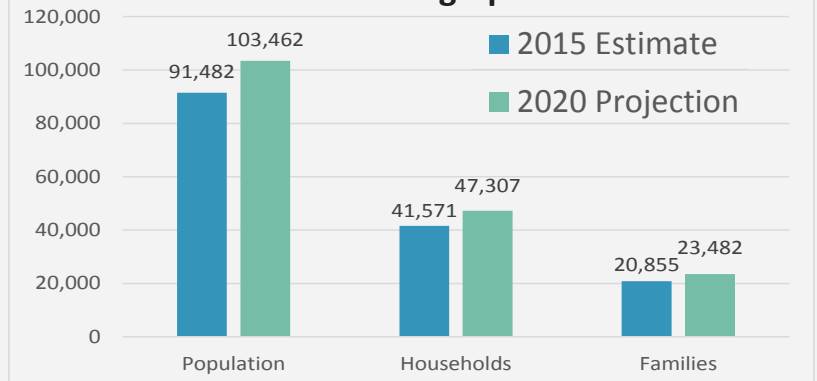


## 2015 Race and Hispanic Origin\*



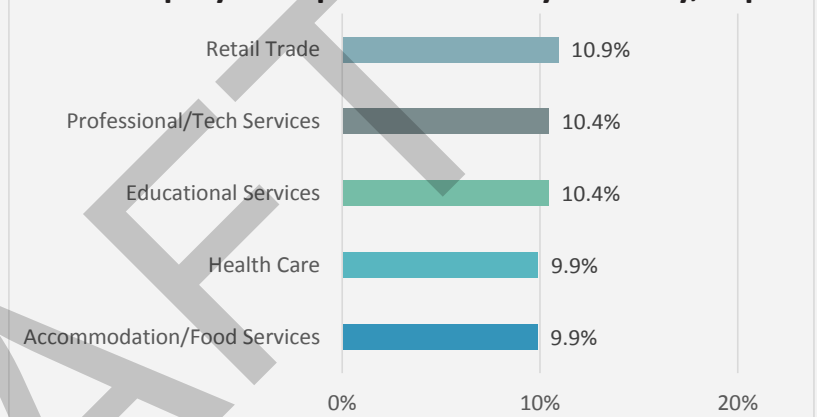
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## 2015 - 2020 Demographic Trends

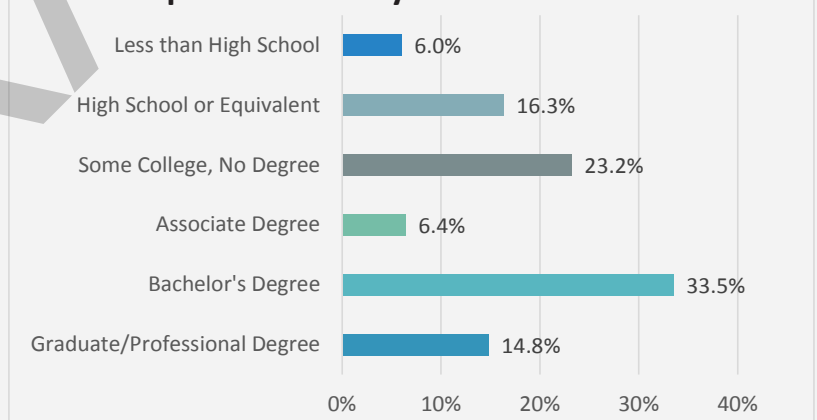


NOTE: The Census Bureau defines a household as an occupied housing unit. Families are a subset of households, in which there is at least one person present who is related to the householder by birth, marriage, or adoption.

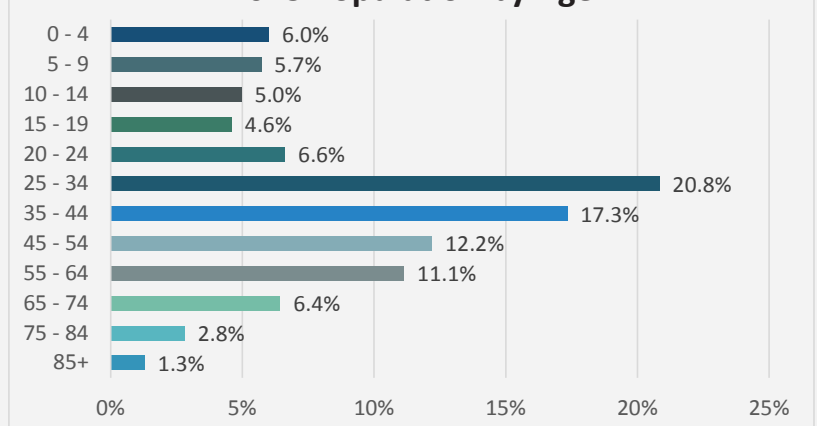
## 2015 Employed Population 16+ by Industry, Top 5



## 2015 Population 25+ by Educational Attainment



## 2015 Population by Age



# CITY COUNCIL DISTRICT 5

## 2015 Average Annual Household Spending on Affordability Cost Drivers

Housing	by Renter .....	\$12,300	99
	by Owner .....	\$20,510	87
Utilities .....		\$4,770	97
Food .....		\$8,570	95
Transportation .....		\$10,480	97
Health Care .....		\$4,320	99
Education & Retirement .....		\$8,520	95

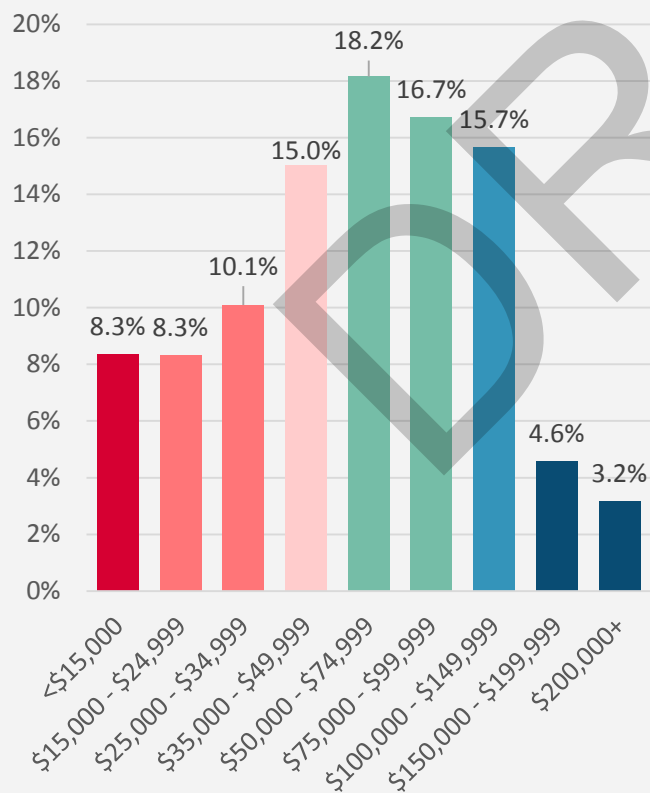
Austin Spending Index \*

Annual Renter Spending: **\$48,960**

Annual Owner Spending: **\$57,170**

\*Austin Spending Potential Index: The Austin SPI is household-based, and represents the amount spent for a product or service relative to a citywide average of 100. If the index is greater than 100, district residents spend more on average on that product or service than the average Austinite.

## 2015 Household Income Distribution



**\$59,000** 2015 Median Household Income

**DATA SOURCE:** Office of the City Auditor analysis of Esri Business Analyst 2015 estimates based on public and private data sources, including the U.S. Census. Exceptions are property tax data (which were based on data obtained from the Central Appraisal Districts) and child care expenditure data (which were based on data from the 2015 Texas Child Care Market Rate Survey).

Housing costs are the largest basic expense for most Austinites.

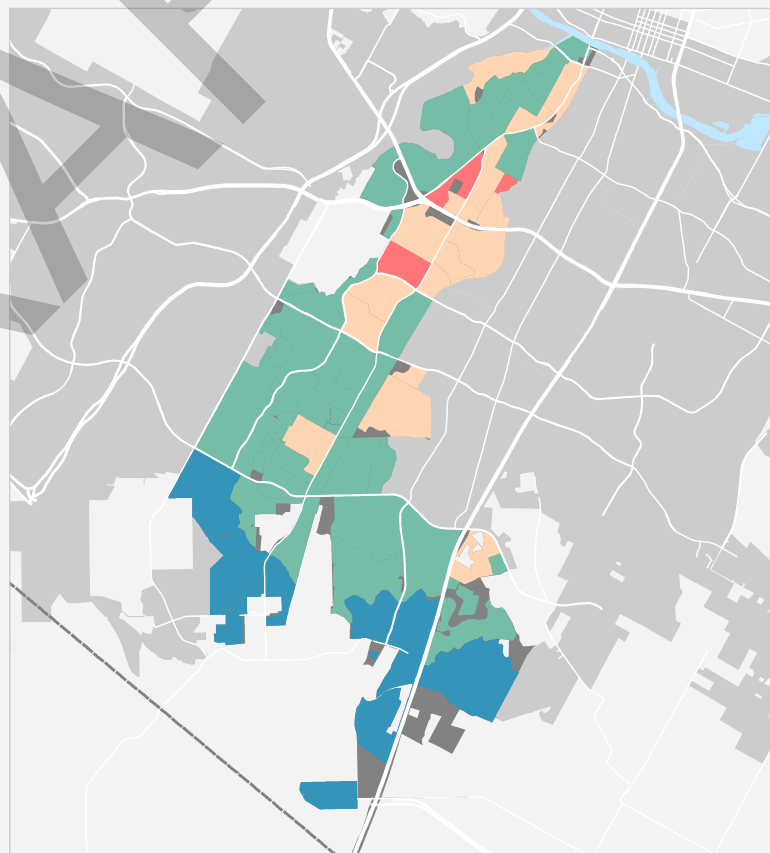
In District 5, renters spend **40%** less on average on housing costs than homeowners.



Child care is another major expense for some Austinites.

In 2015, the average cost per child of full-time child care in Travis County was **\$7,720**.

There are approximately 5,500 children under five in District 5.



### 2015 Median Household Income by Census Block Group



Note: the median 2015 household income for the City of Austin was \$52,458.

# CITY COUNCIL DISTRICT 6

**\$78,510**

**2015 Median Household Income**

**2.28**

**2015 Average Household Size**

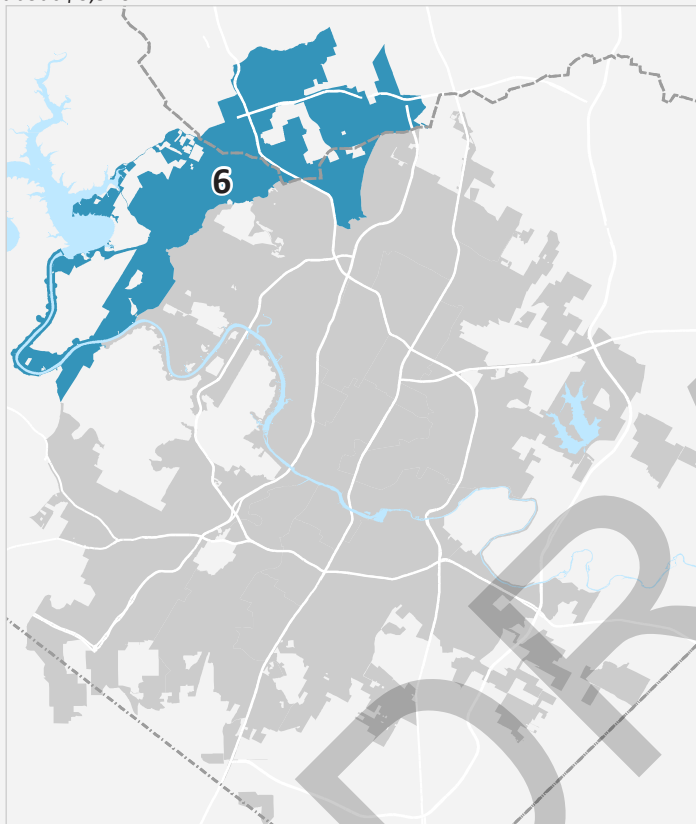
**\$387,660**

**2015 Median Appraised Home Value<sup>†</sup>**

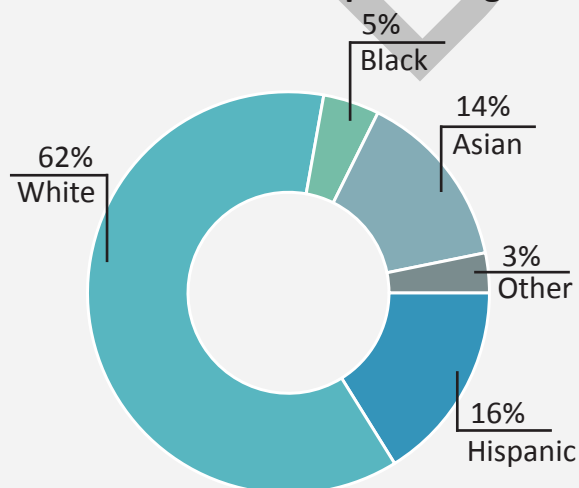
**\$7,620**

**2015 Median Estimated Property Tax Bill<sup>†</sup>**

<sup>†</sup>Estimated 2015 property taxes and appraisal values for all Council districts were calculated using Travis Central Appraisal District (TCAD) data. However, approximately half the residential properties in District 6 are located in the Williamson Central Appraisal District (WCAD). The median appraisal value of District 6 residential properties using both TCAD and WCAD data was \$304,835 in 2015. Testing indicated that the median estimated property tax bill for all residential properties in District 6 is about \$6,540.

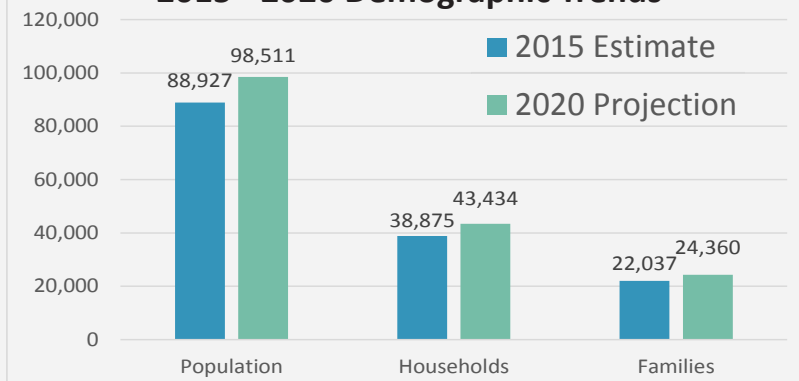


## 2015 Race and Hispanic Origin\*



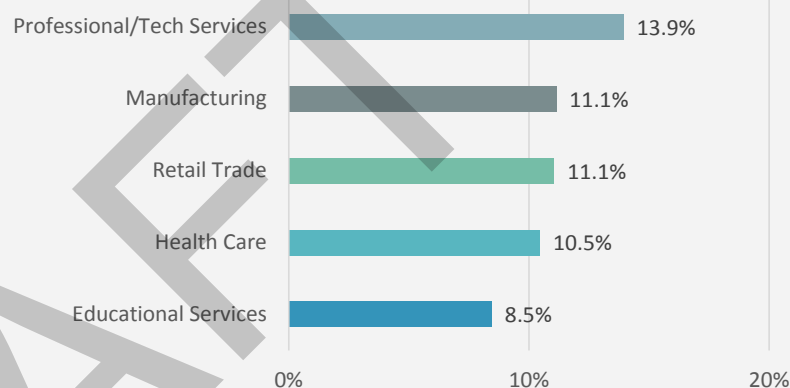
\*Based on Census Bureau methodology, people who identify their origin as Hispanic, Latino, or Spanish may be of any race. White, Black, Asian, and other populations included here are non-Hispanic.

## 2015 - 2020 Demographic Trends

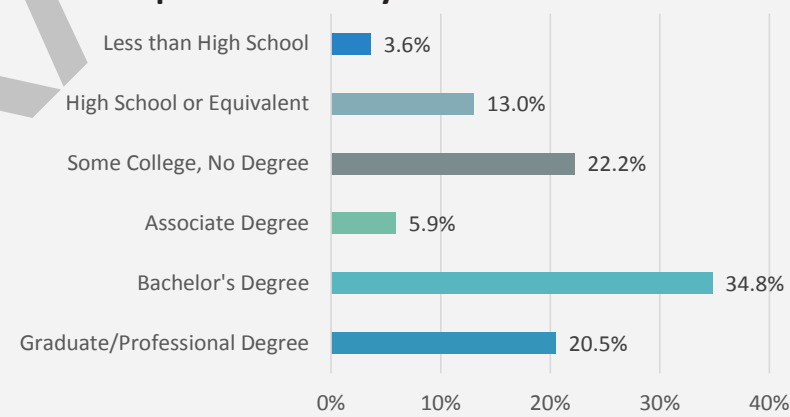


NOTE: The Census Bureau defines a household as an occupied housing unit. Families are a subset of households, in which there is at least one person present who is related to the householder by birth, marriage, or adoption.

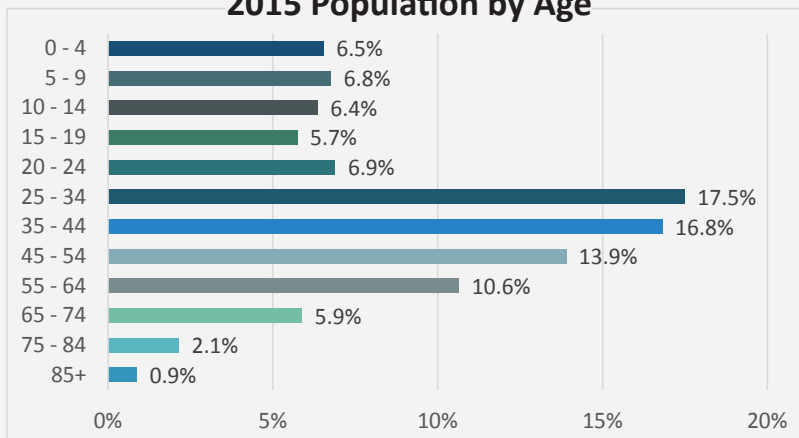
## 2015 Employed Population 16+ by Industry, Top 5



## 2015 Population 25+ by Educational Attainment



## 2015 Population by Age





# CITY COUNCIL DISTRICT 6

## 2015 Average Annual Household Spending on Affordability Cost Drivers

Housing	by Renter .....	\$14,550	117
	by Owner .....	\$30,990	131
Utilities .....		\$6,230	127
Food .....		\$11,410	127
Transportation .....		\$13,850	128
Health Care .....		\$5,630	129
Education & Retirement .....		\$11,760	131

Austin Spending Index \*

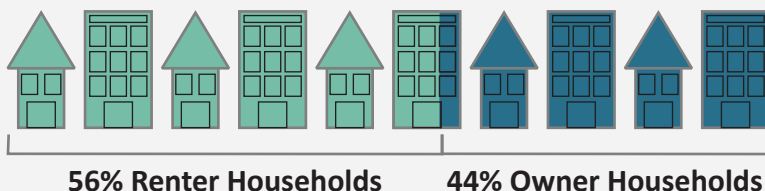
Annual Renter Spending: **\$63,430**

Annual Owner Spending: **\$79,870**

\*Austin Spending Potential Index: The Austin SPI is household-based, and represents the amount spent for a product or service relative to a citywide average of 100. If the index is greater than 100, district residents spend more on average on that product or service than the average Austinite.

Housing costs are the largest basic expense for most Austinites.

In District 6, renters spend **53%** less on average on housing costs than homeowners.

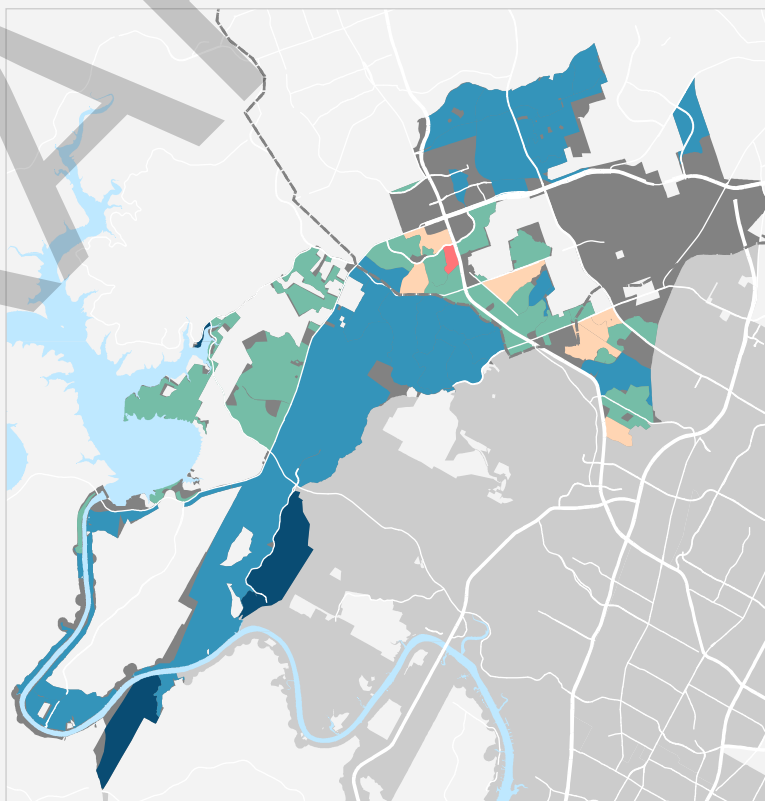
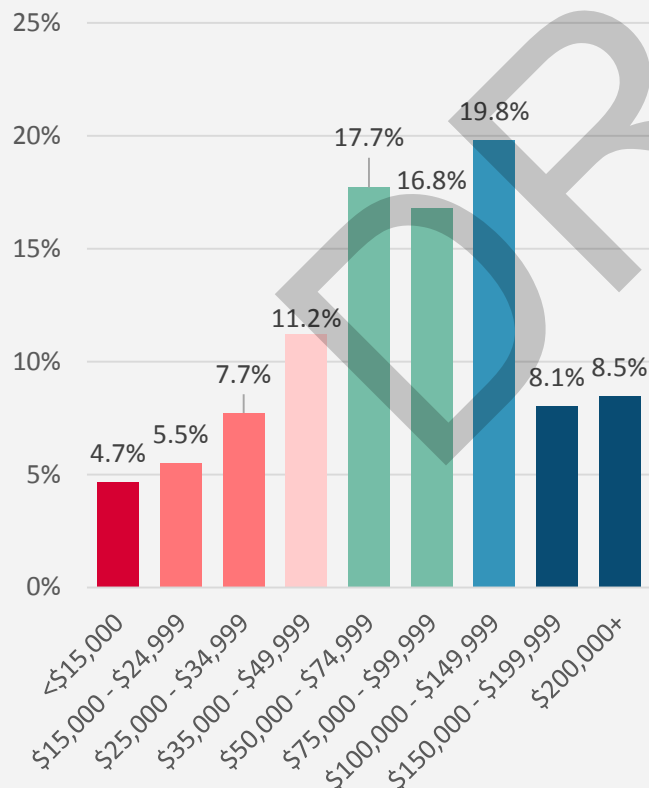


Child care is another major expense for some Austinites.

In 2015, the average cost per child of full-time child care in Travis County was **\$7,720**.

There are approximately 5,810 children under five in District 6.

## 2015 Household Income Distribution



### 2015 Median Household Income by Census Block Group



Note: the median 2015 household income for the City of Austin was \$52,458.

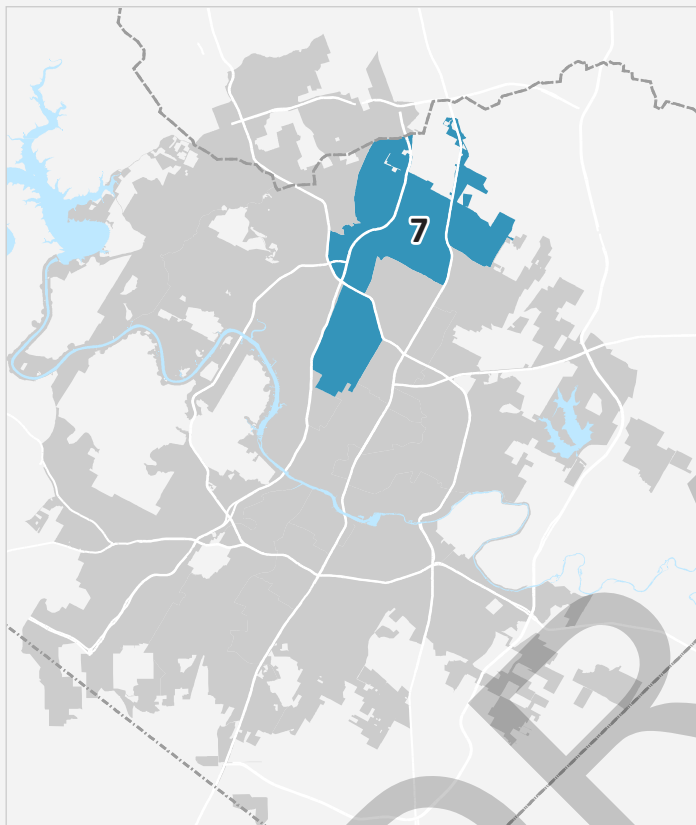
**\$78,510** 2015 Median Household Income

DATA SOURCE: Office of the City Auditor analysis of Esri Business Analyst 2015 estimates based on public and private data sources, including the U.S. Census. Exceptions are property tax data (which were based on data obtained from the Central Appraisal Districts) and child care expenditure data (which were based on data from the 2015 Texas Child Care Market Rate Survey).

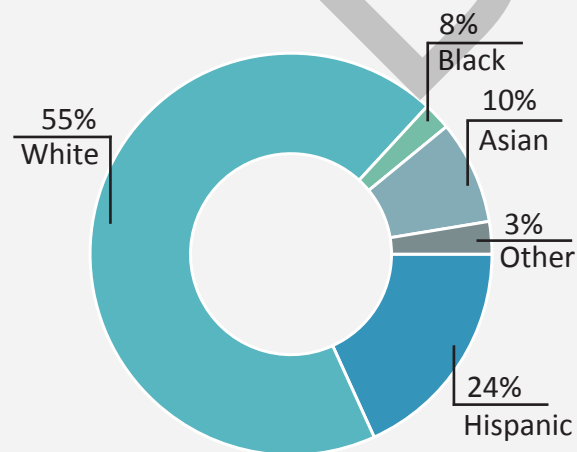


# CITY COUNCIL DISTRICT 7

<b>\$55,750</b>	<b>2015 Median Household Income</b>
<b>2.06</b>	<b>2015 Average Household Size</b>
<b>\$264,140</b>	<b>2015 Median Appraised Home Value</b>
<b>\$4,970</b>	<b>2015 Median Estimated Property Tax Bill</b>

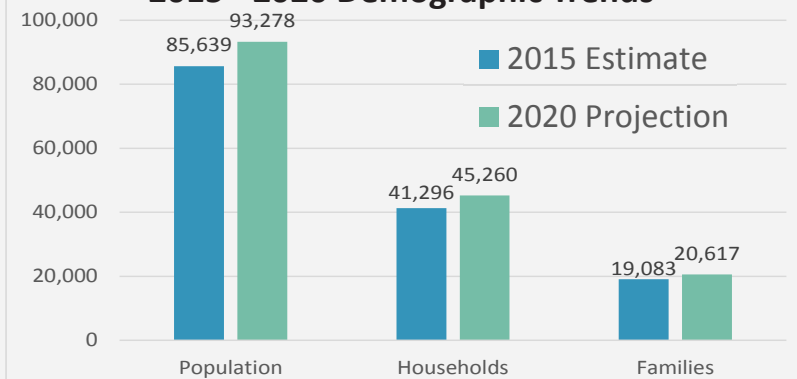


## 2015 Race and Hispanic Origin\*



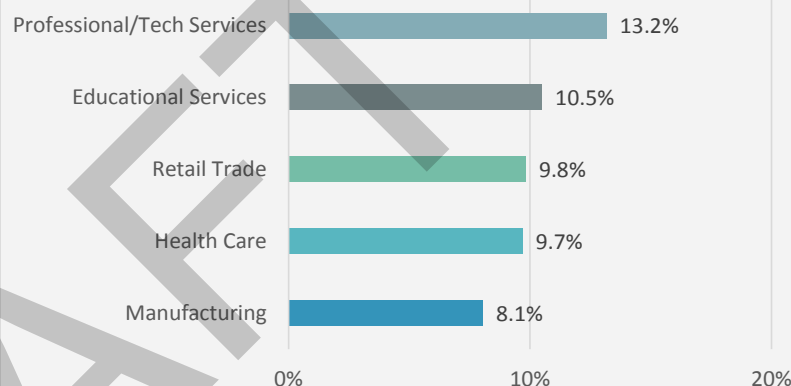
\*Based on Census Bureau methodology, people who identify their origin as Hispanic, Latino, or Spanish may be of any race. White, Black, Asian, and other populations included here are non-Hispanic.

## 2015 - 2020 Demographic Trends

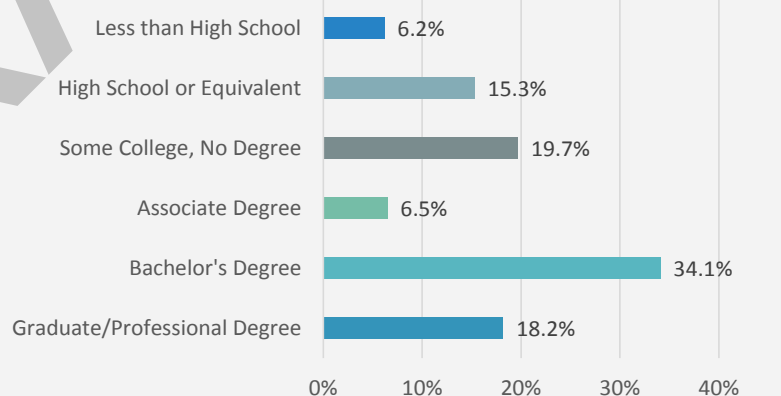


NOTE: The Census Bureau defines a household as an occupied housing unit. Families are a subset of households, in which there is at least one person present who is related to the householder by birth, marriage, or adoption.

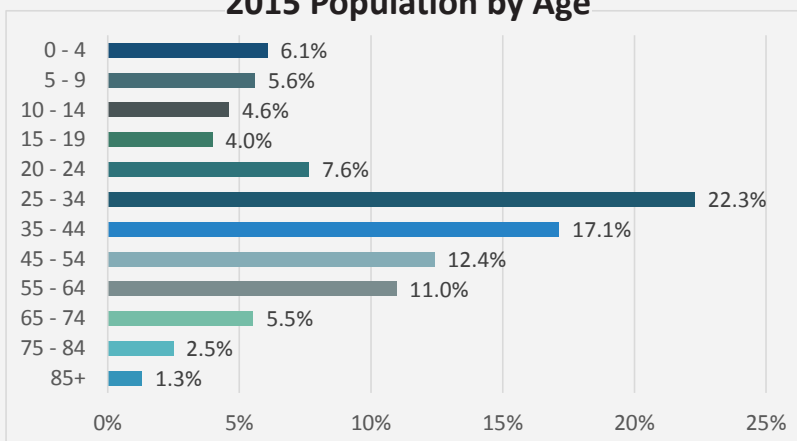
## 2015 Employed Population 16+ by Industry, Top 5



## 2015 Population 25+ by Educational Attainment



## 2015 Population by Age



## CITY COUNCIL DISTRICT 7

### 2015 Average Annual Household Spending on Affordability Cost Drivers

Housing	by Renter .....	\$10,930	88
	by Owner .....	\$22,760	96
Utilities .....		\$4,490	91
Food .....		\$8,200	91
Transportation .....		\$9,900	91
Health Care .....		\$4,030	92
Education & Retirement .....		\$8,150	91

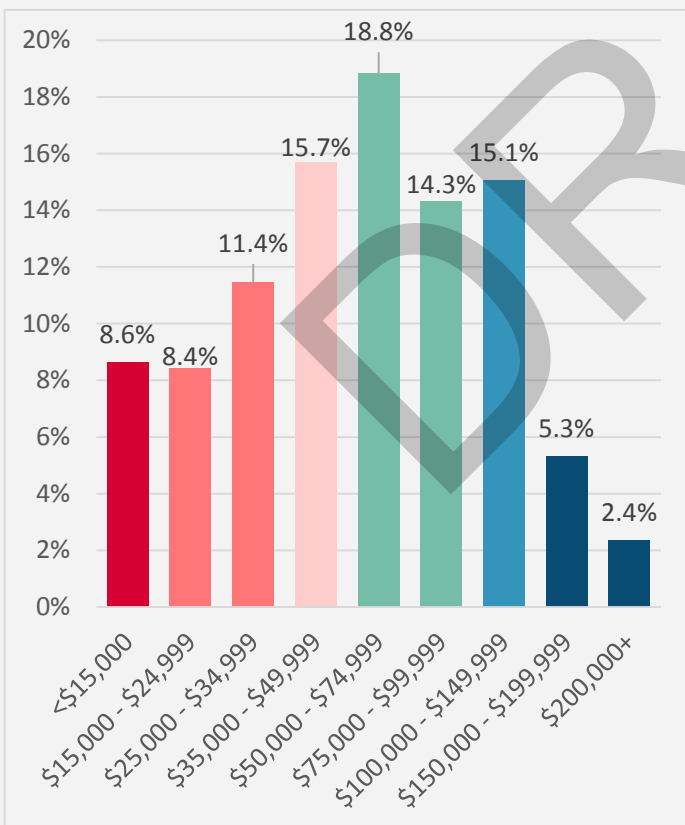
Austin Spending Index\*

Annual Renter Spending: **\$45,700**

Annual Owner Spending: **\$57,530**

\*Austin Spending Potential Index: The Austin SPI is household-based, and represents the amount spent for a product or service relative to a citywide average of 100. If the index is greater than 100, district residents spend more on average on that product or service than the average Austinite.

### 2015 Household Income Distribution

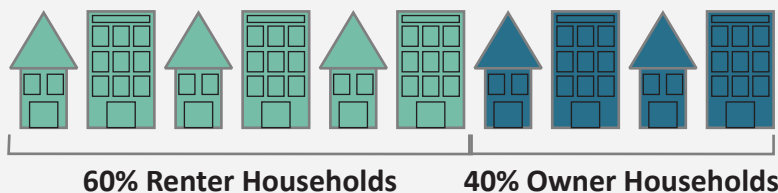


**\$55,750** 2015 Median Household Income

**DATA SOURCE:** Office of the City Auditor analysis of Esri Business Analyst 2015 estimates based on public and private data sources, including the U.S. Census. Exceptions are property tax data (which were based on data obtained from the Central Appraisal Districts) and child care expenditure data (which were based on data from the 2015 Texas Child Care Market Rate Survey).

Housing costs are the largest basic expense for most Austinites.

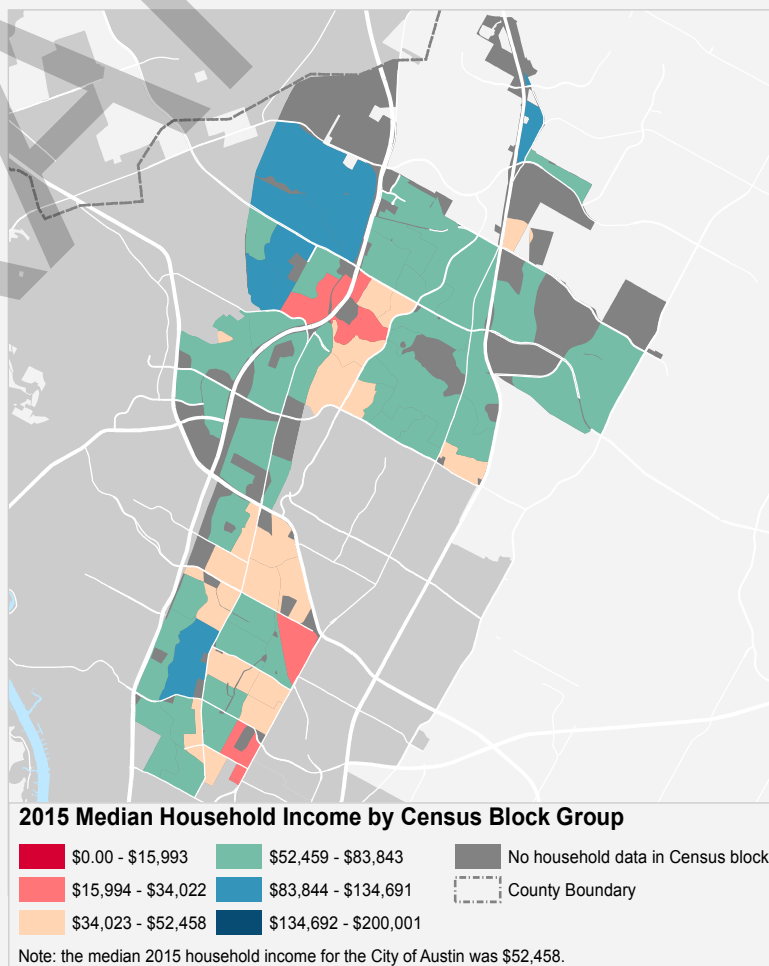
In District 7, renters spend **52% less** on average on housing costs than homeowners.



Child care is another major expense for some Austinites.

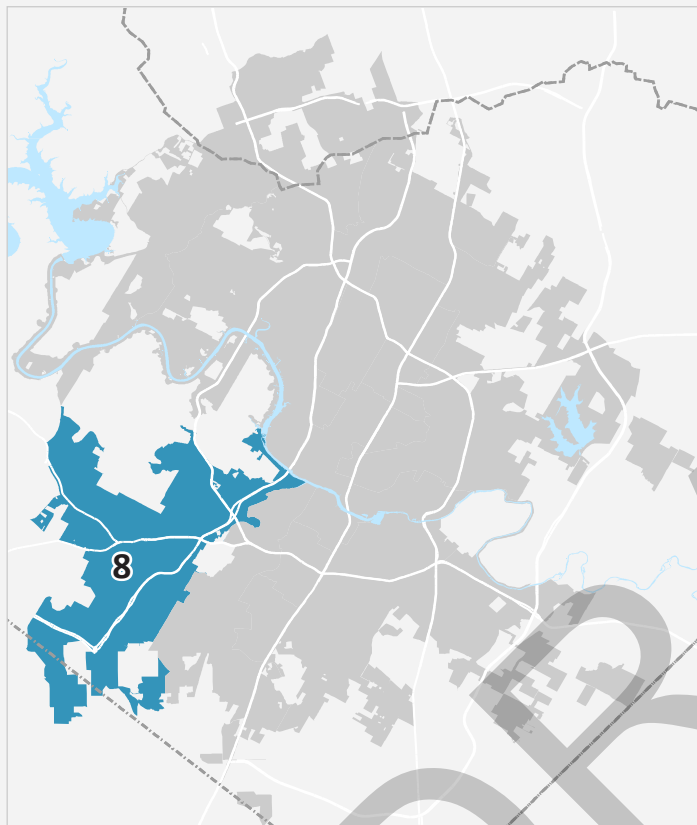
In 2015, the average cost per child of full-time child care in Travis County was **\$7,720**.

There are approximately 5,190 children under five in District 7.

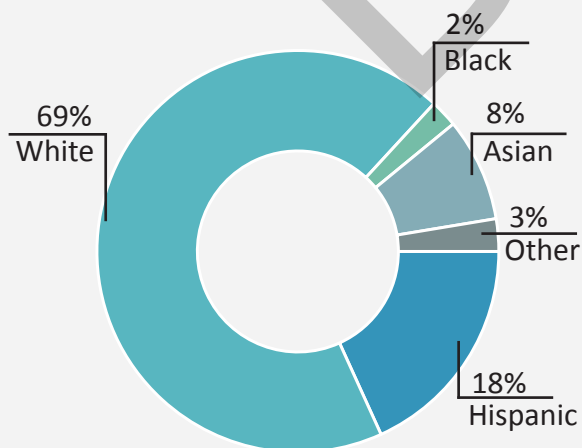


# CITY COUNCIL DISTRICT 8

<b>\$94,240</b>	<b>2015 Median Household Income</b>
<b>2.47</b>	<b>2015 Average Household Size</b>
<b>\$346,380</b>	<b>2015 Median Appraised Home Value</b>
<b>\$6,650</b>	<b>2015 Median Amount Spent on Property Tax</b>

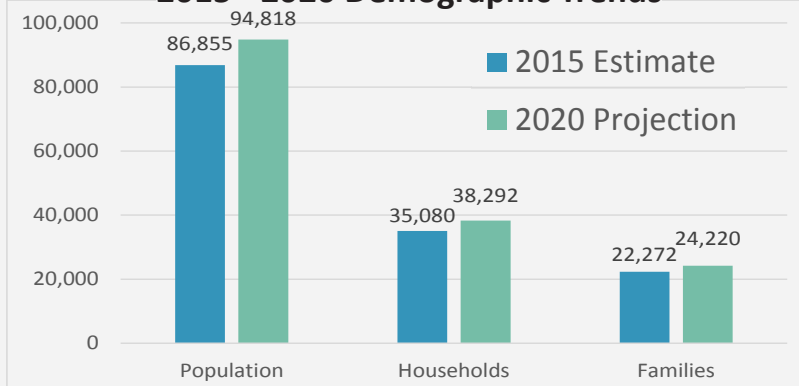


## 2015 Race and Hispanic Origin\*



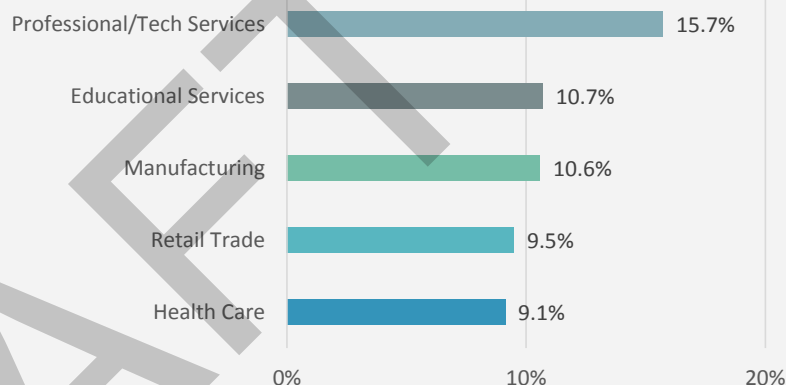
\*Based on Census Bureau methodology, people who identify their origin as Hispanic, Latino, or Spanish may be of any race. White, Black, Asian, and other populations included here are non-Hispanic.

## 2015 - 2020 Demographic Trends

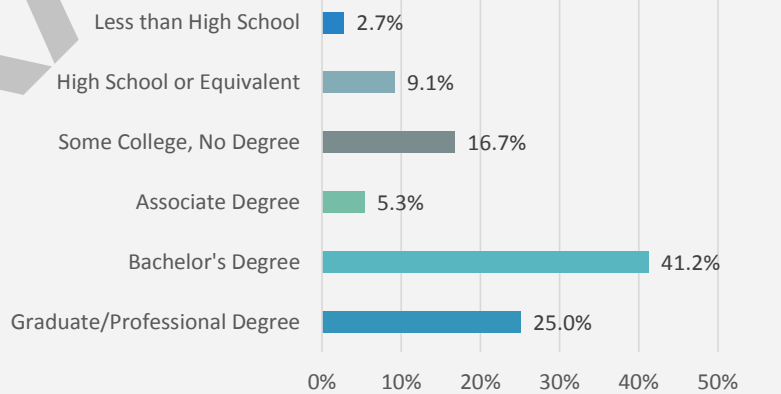


NOTE: The Census Bureau defines a household as an occupied housing unit. Families are a subset of households, in which there is at least one person present who is related to the householder by birth, marriage, or adoption.

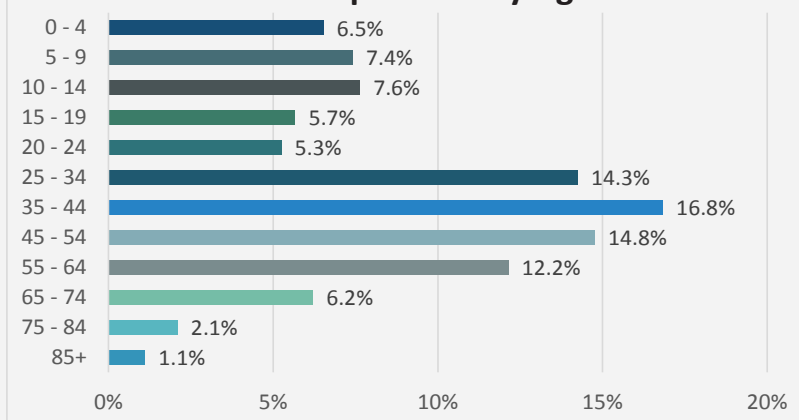
## 2015 Employed Population 16+ by Industry, Top 5



## 2015 Population 25+ by Educational Attainment



## 2015 Population by Age



## CITY COUNCIL DISTRICT 8

### 2015 Average Annual Household Spending on Affordability Cost Drivers

Housing	by Renter .....	\$18,510	149
	by Owner .....	\$30,860	130
Utilities .....		\$7,510	152
Food .....		\$13,700	152
Transportation .....		\$16,780	155
Health Care .....		\$7,220	165
Education & Retirement .....		\$15,070	168

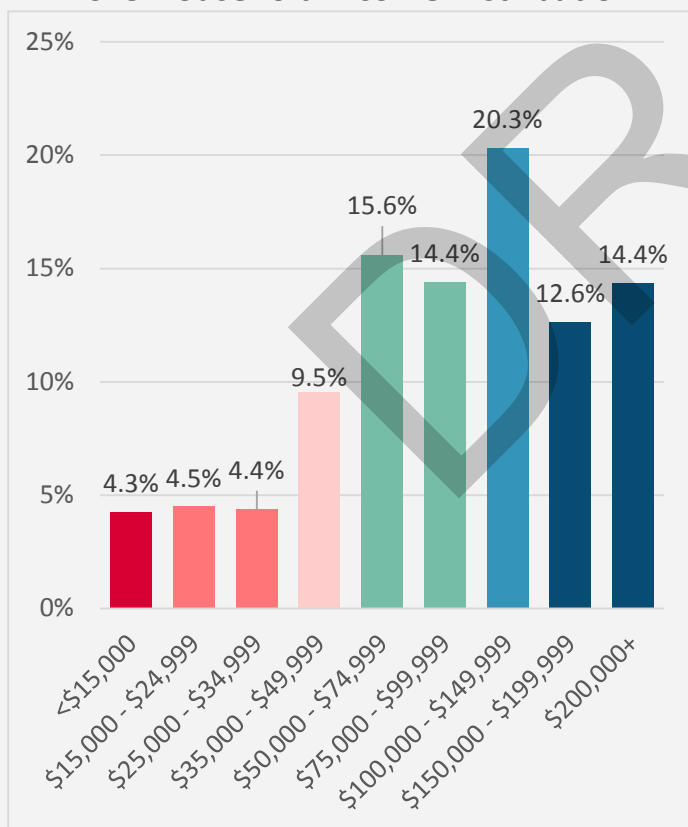
Austin Spending Index \*

Annual Renter Spending: **\$78,790**

Annual Owner Spending: **\$91,140**

\*Austin Spending Potential Index: The Austin SPI is household-based, and represents the amount spent for a product or service relative to a citywide average of 100. If the index is greater than 100, district residents spend more on average on that product or service than the average Austinite.

### 2015 Household Income Distribution



Housing costs are the largest basic expense for most Austinites.

In District 8, renters spend **40%** less on average on housing costs than homeowners.



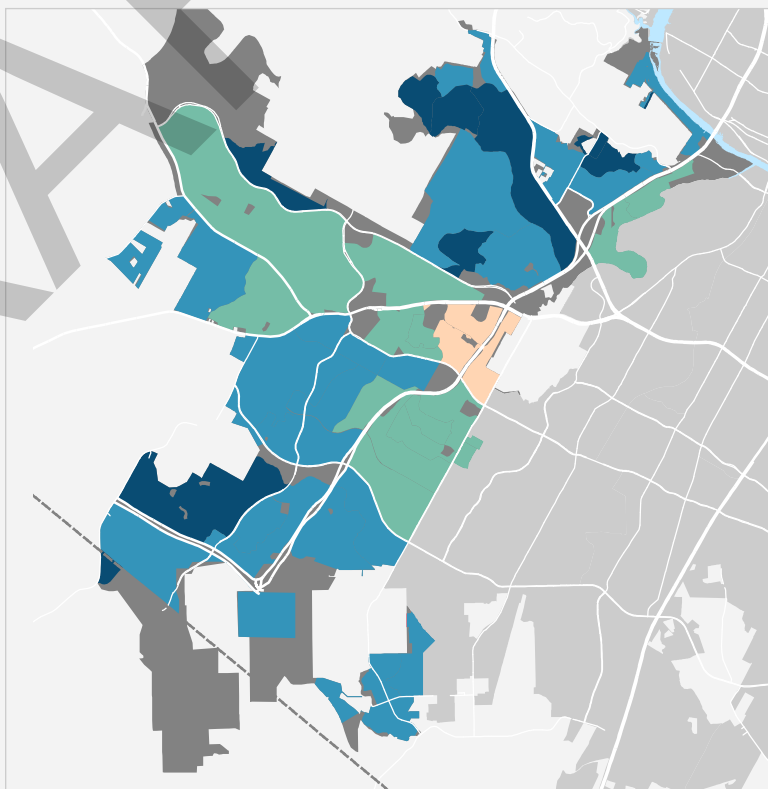
37% Renter Households

63% Owner Households

Child care is another major expense for some Austinites.

In 2015, the average cost per child of full-time child care in Travis County was **\$7,720**.

There are approximately 5,670 children under five in District 8.



#### 2015 Median Household Income by Census Block Group



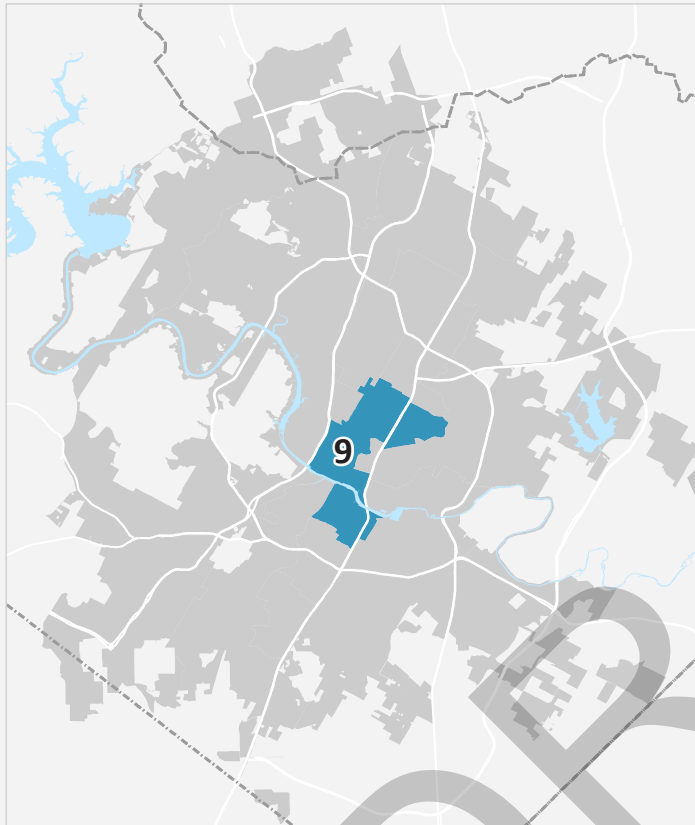
Note: the median 2015 household income for the City of Austin was \$52,458.

**\$94,240** 2015 Median Household Income

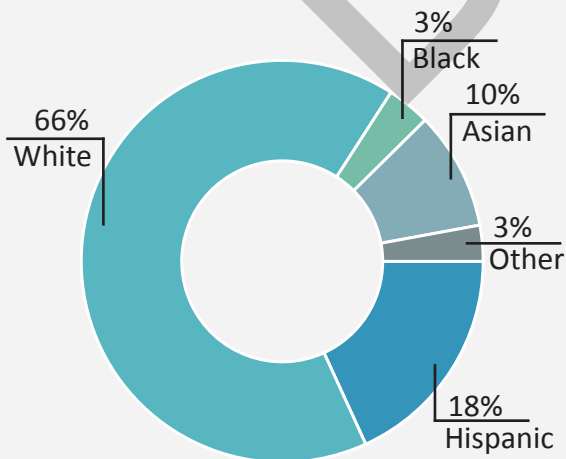
DATA SOURCE: Office of the City Auditor analysis of Esri Business Analyst 2015 estimates based on public and private data sources, including the U.S. Census. Exceptions are property tax data (which were based on data obtained from the Central Appraisal Districts) and child care expenditure data (which were based on data from the 2015 Texas Child Care Market Rate Survey).

# CITY COUNCIL DISTRICT 9

<b>\$39,230</b>	<b>2015 Median Household Income</b>
<b>1.83</b>	<b>2015 Average Household Size</b>
<b>\$457,450</b>	<b>2015 Median Appraised Home Value</b>
<b>\$8,530</b>	<b>2015 Median Estimated Property Tax Bill</b>

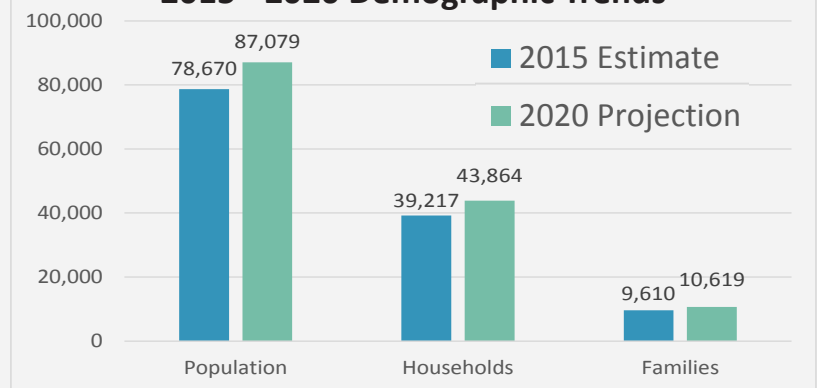


## 2015 Race and Hispanic Origin\*



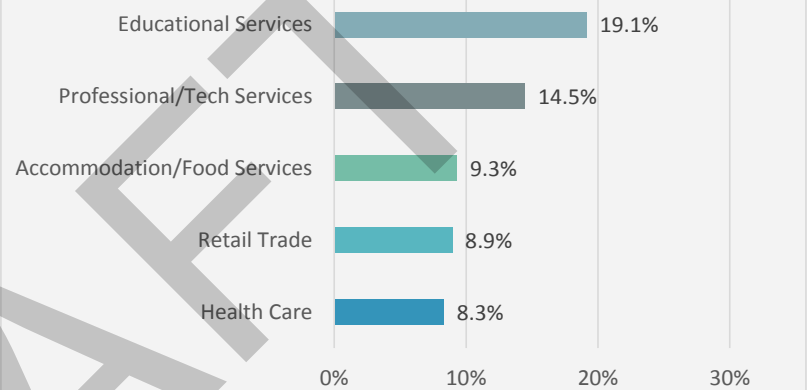
\*Based on Census Bureau methodology, people who identify their origin as Hispanic, Latino, or Spanish may be of any race. White, Black, Asian, and other populations included here are non-Hispanic.

## 2015 - 2020 Demographic Trends

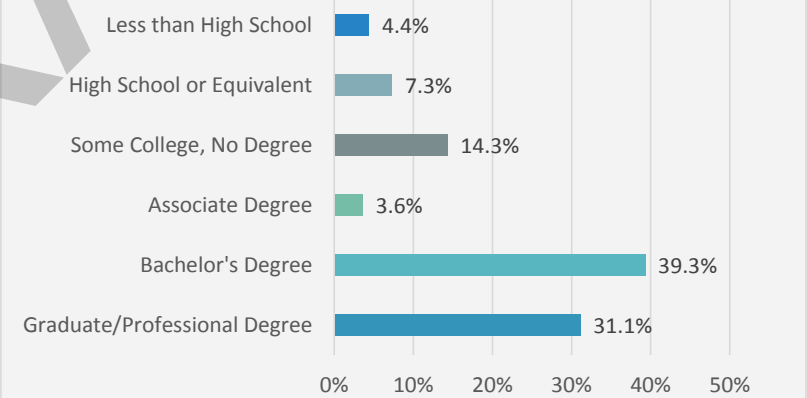


NOTE: The Census Bureau defines a household as an occupied housing unit. Families are a subset of households, in which there is at least one person present who is related to the householder by birth, marriage, or adoption.

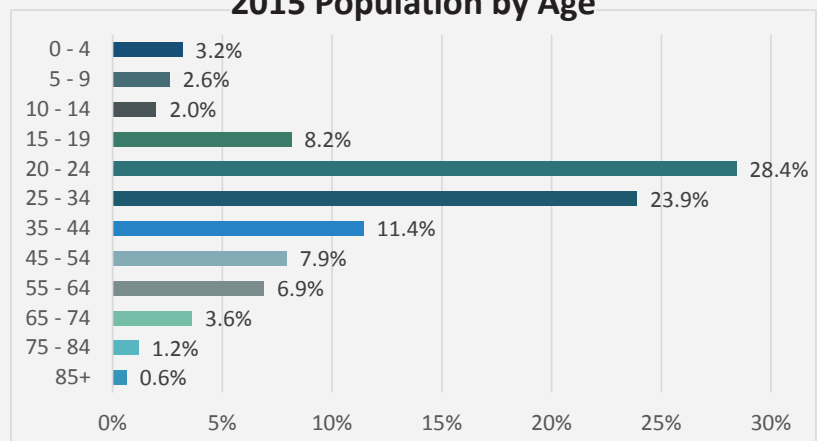
## 2015 Employed Population 16+ by Industry, Top 5



## 2015 Population 25+ by Educational Attainment



## 2015 Population by Age



# CITY COUNCIL DISTRICT 9

## 2015 Average Annual Household Spending on Affordability Cost Drivers

Housing	by Renter .....	\$11,210	90
	by Owner .....	\$26,340	111
Utilities .....		\$4,100	83
Food .....		\$7,790	86
Transportation .....		\$9,210	85
Health Care .....		\$3,430	78
Education & Retirement .....		\$7,540	84

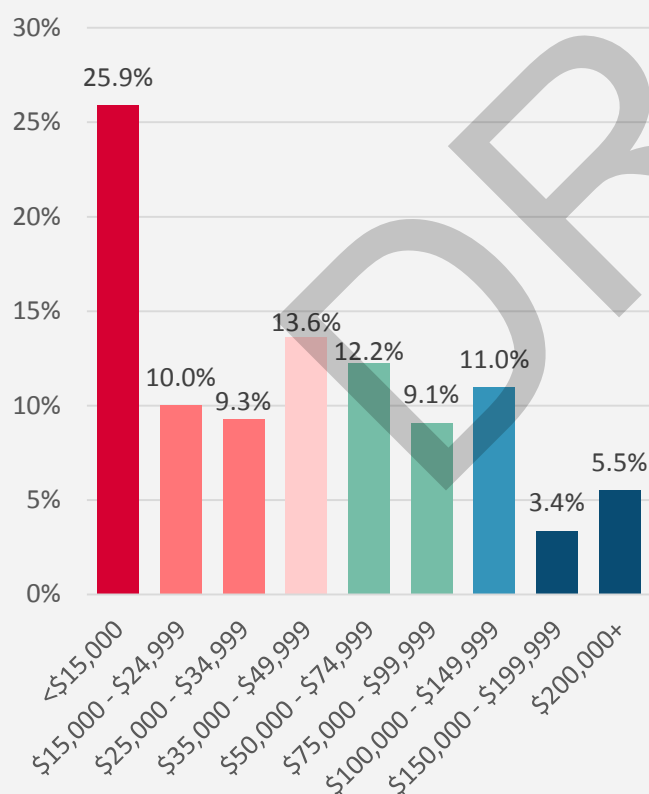
Austin Spending Index\*

Annual Renter Spending: **\$43,280**

Annual Owner Spending: **\$58,410**

\*Austin Spending Potential Index: The Austin SPI is household-based, and represents the amount spent for a product or service relative to a citywide average of 100. If the index is greater than 100, district residents spend more on average on that product or service than the average Austinite.

## 2015 Household Income Distribution



**\$39,230** 2015 Median Household Income

DATA SOURCE: Office of the City Auditor analysis of Esri Business Analyst 2015 estimates based on public and private data sources, including the U.S. Census. Exceptions are property tax data (which were based on data obtained from the Central Appraisal Districts) and child care expenditure data (which were based on data from the 2015 Texas Child Care Market Rate Survey).

Housing costs are the largest basic expense for most Austinites.

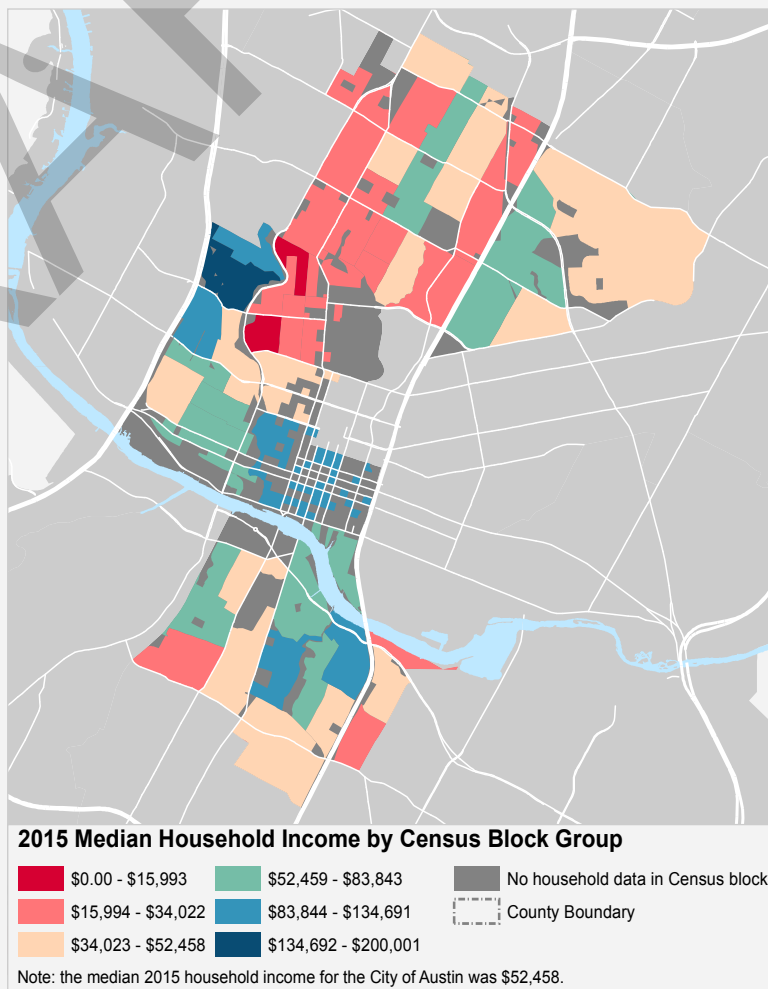
In District 9, renters spend **57%** less on average on housing costs than homeowners.



Child care is another major expense for some Austinites.

In 2015, the average cost per child of full-time child care in Travis County was **\$7,720**.

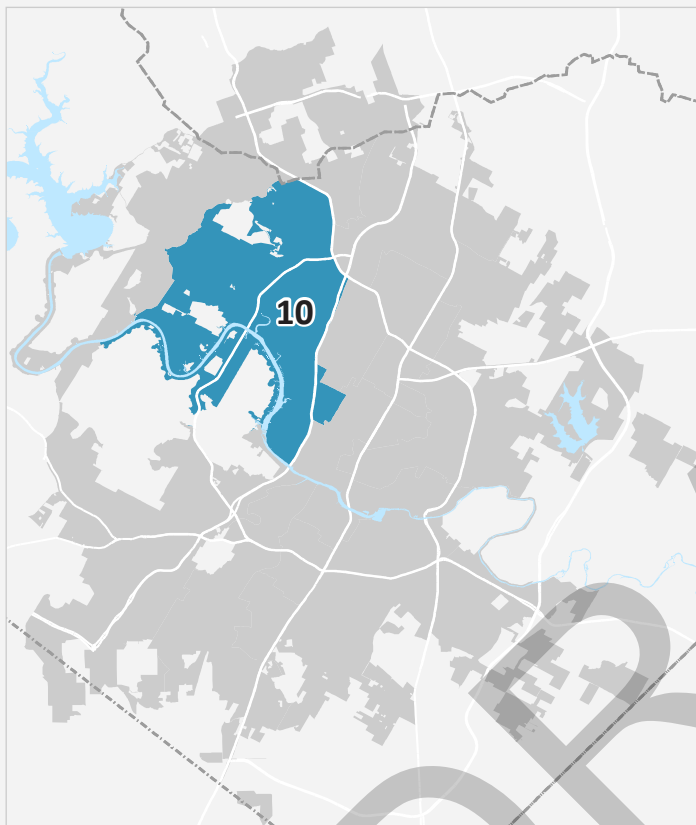
There are approximately 2,510 children under five in District 9.



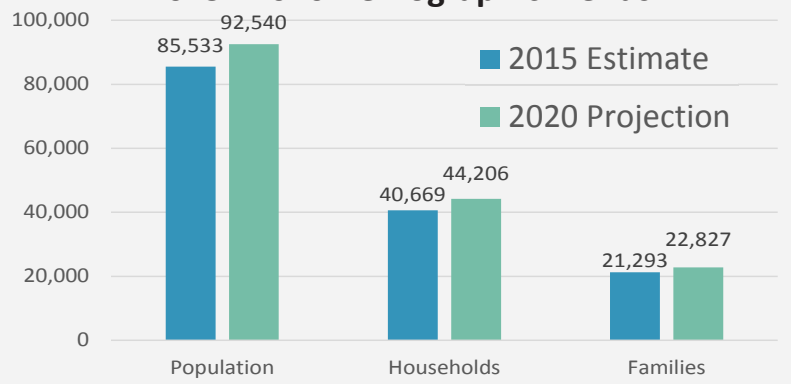


# CITY COUNCIL DISTRICT 10

<b>\$83,890</b>	<b>2015 Median Household Income</b>
<b>2.09</b>	<b>2015 Average Household Size</b>
<b>\$522,270</b>	<b>2015 Median Appraised Home Value</b>
<b>\$9,810</b>	<b>2015 Median Estimated Property Tax Bill</b>

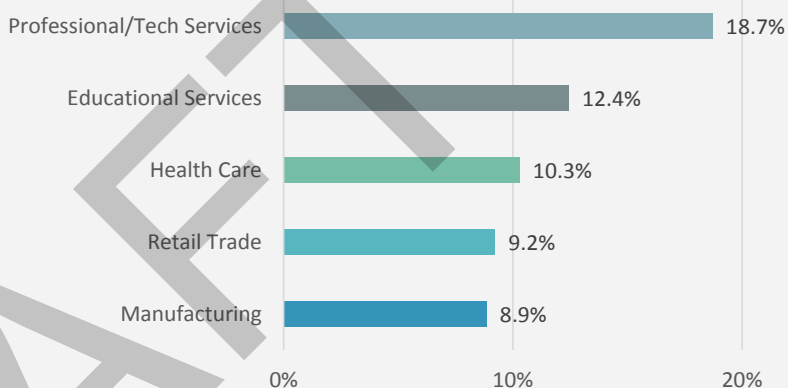


## 2015 - 2020 Demographic Trends

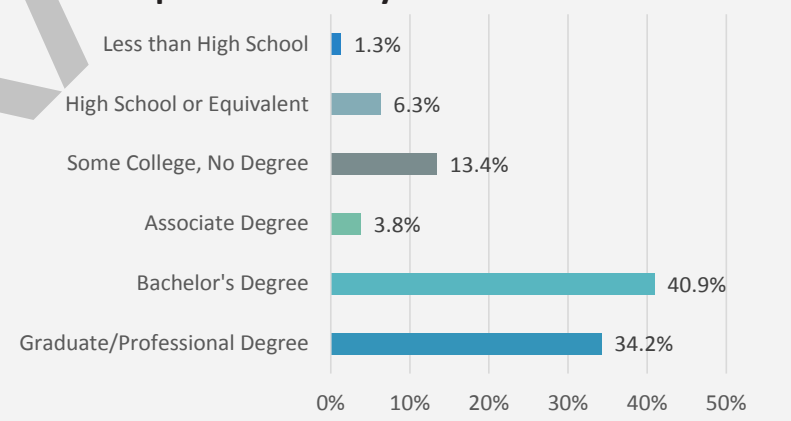


NOTE: The Census Bureau defines a household as an occupied housing unit. Families are a subset of households, in which there is at least one person present who is related to the householder by birth, marriage, or adoption.

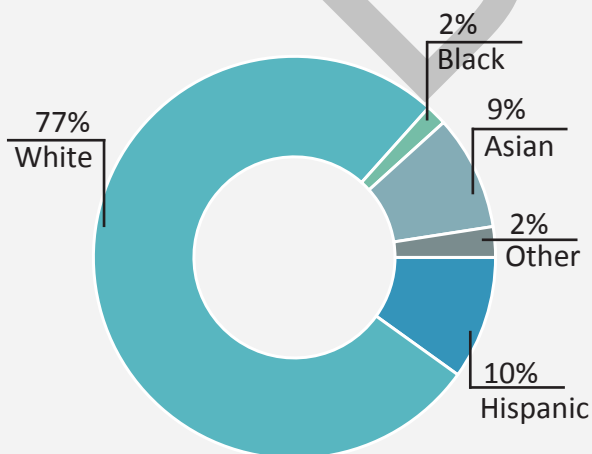
## 2015 Employed Population 16+ by Industry, Top 5



## 2015 Population 25+ by Educational Attainment

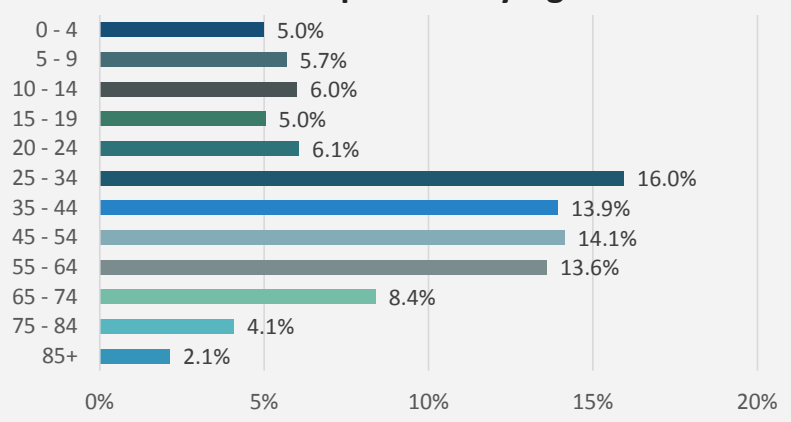


## 2015 Race and Hispanic Origin\*



\*Based on Census Bureau methodology, people who identify their origin as Hispanic, Latino, or Spanish may be of any race. White, Black, Asian, and other populations included here are non-Hispanic.

## 2015 Population by Age



# CITY COUNCIL DISTRICT 10

## 2015 Average Annual Household Spending on Affordability Cost Drivers

Housing	by Renter .....	\$20,050	161
	by Owner .....	\$35,190	149
Utilities .....		\$7,720	157
Food .....		\$14,380	160
Transportation .....		\$17,240	159
Health Care .....		\$7,470	171
Education & Retirement .....		\$15,810	176

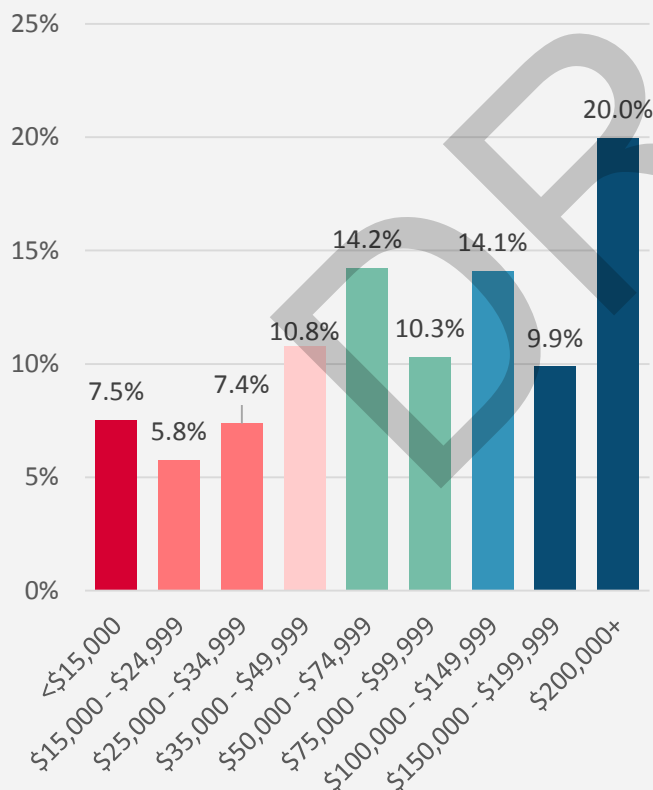
Austin Spending Index\*

Annual Renter Spending: **\$82,670**

Annual Owner Spending: **\$97,810**

**\*Austin Spending Potential Index:** The Austin SPI is household-based, and represents the amount spent for a product or service relative to a citywide average of 100. If the index is greater than 100, district residents spend more on average on that product or service than the average Austinite.

## 2015 Household Income Distribution



**\$83,890** 2015 Median Household Income

**DATA SOURCE:** Office of the City Auditor analysis of Esri Business Analyst 2015 estimates based on public and private data sources, including the U.S. Census. Exceptions are property tax data (which were based on data obtained from the Central Appraisal Districts) and child care expenditure data (which were based on data from the 2015 Texas Child Care Market Rate Survey).

Housing costs are the largest basic expense for most Austinites.

In District 10, renters spend **43%** less on average on housing costs than homeowners.

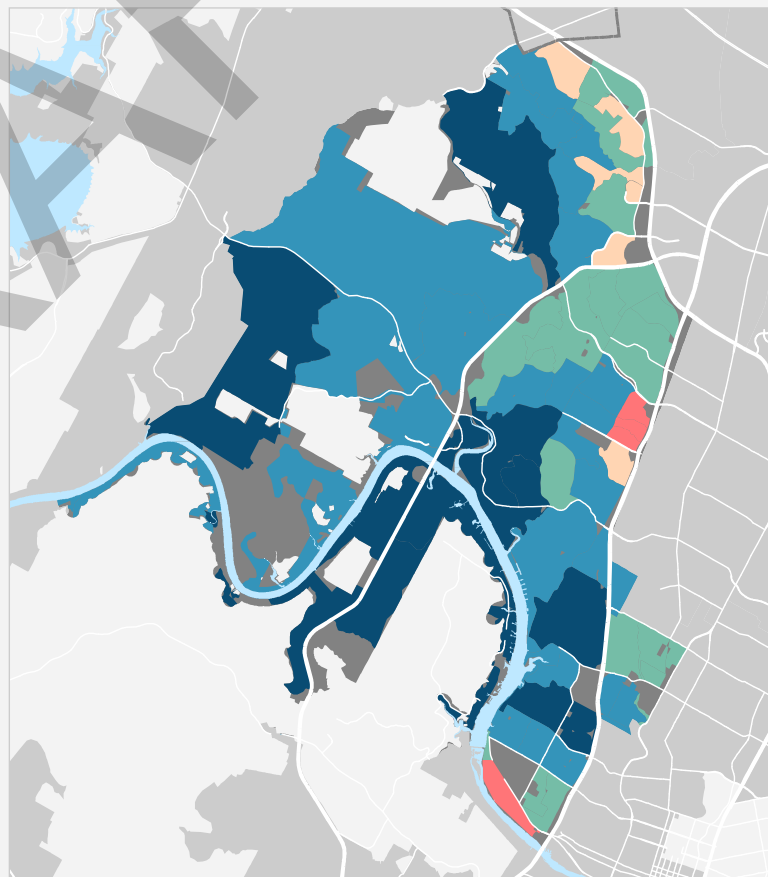


45% Renter Households      55% Owner Households

Child care is another major expense for some Austinites.

In 2015, the average cost per child of full-time child care in Travis County was **\$7,720**.

There are approximately 4,270 children under five in District 10.



### 2015 Median Household Income by Census Block Group



Note: the median 2015 household income for the City of Austin was \$52,458.

# METHODOLOGY

## Data Source

The Office of the City Auditor (OCA) Affordability Review project summarizes demographic and expenditure information at the city-wide level and for each of the ten City Council districts. All data is for 2015. Data for property tax data and for child care expenditures were derived from publically available data, as explained in more detail below. All other data were derived from a private dataset, Esri Business Analyst. OCA utilized Esri Business Analyst due to the need for demographic and expenditure data that were recent, accurate, and geographically precise. Esri Business Analyst data is derived from public and private sources, which are combined and forecasted through various statistical modeling techniques. Data sources used by Esri Business Analyst include the Bureau of Labor Statistics, the Census, the Internal Revenue Service, the Postal Service, and the Federal Housing Finance Agency, as well as a variety of privately developed databases.

Additional data source information:

- Demographic and expenditure estimates were developed using Esri Business Analyst block group level data for 2015. The data were apportioned to the relevant geographic boundaries.
- Appraised home values and estimated property taxes for 2015 were obtained from the Travis Central Appraisal District. This information is publicly available, but the Office of the City Auditor appreciates the assistance of the Chief Appraiser in supplying the data in a centralized format. Estimated property taxes take into account all applicable exemptions and freeze ceilings. Information from the Williamson Central Appraisal District was also used to estimate home values and property taxes in District 6.
- Estimated child care costs used in the profiles is based on 2015 market rate data collected for the Texas Workforce Commission's Texas Child Care Market Rate Survey.

## Expenditure Variable - Definitions

**Housing Costs, Owner:** *Includes mortgage interest, mortgage principal, property taxes, homeowner's insurance, ground rent, maintenance and remodeling services, maintenance and remodeling materials, and property management and security costs.*

**Housing Costs, Renter:** *Includes rent, rent received as pay, renters' insurance, maintenance and repair services, and maintenance and repair materials.*

**Utilities:** *Includes electricity, natural gas, phone services, and water and other public services.*

**Food:** *Includes expenditures on food at home and food away from home. Spending on alcoholic beverages is excluded.*

**Transportation:** *Includes vehicle purchases, vehicle finance charges, gasoline and motor oil, maintenance and repairs, vehicle insurance, public transportation, and vehicle rental, leases, licenses, and other charges.*

**Health Care:** *Includes health insurance, medical services, drugs, and medical supplies.*

**Education and Retirement:** *Includes tuition, fees, textbooks, supplies, and equipment for educational pursuits, as well as all Social Security contributions paid by employees, employee contributions to pension programs, and retirement programs for the self-employed.*

## Expenditure Variable - Methodology

Average expenditure estimates were used individual household-level expenditure data is not available. Therefore, median expenditures could not be calculated.

### Housing Costs

Average housing costs were calculated by dividing the total housing expenditures by the relevant number of housing units. Average housing costs for owners were divided by the total number of owner-occupied housing units for the designated area, while average housing costs for renters were divided by the total number of renter-occupied housing units for the designated area.

### Child Care

The expenditure data used in our other analyses did not allow us to estimate child care costs by household. For a household-level analysis, we used Travis County data from the 2015 Texas Child Care Market Rate Survey. The average daily cost of full-time care for infants, toddlers, and preschoolers was multiplied by 250, which was the number of days we estimated that full-time care was required per year.

### All Other Expenditures

Average expenditures for all other variables were calculated by dividing the total expenditures for that category over the total number of households in the designated area.

DRAFT

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