

# Median Family Income

Austin, 2016 data

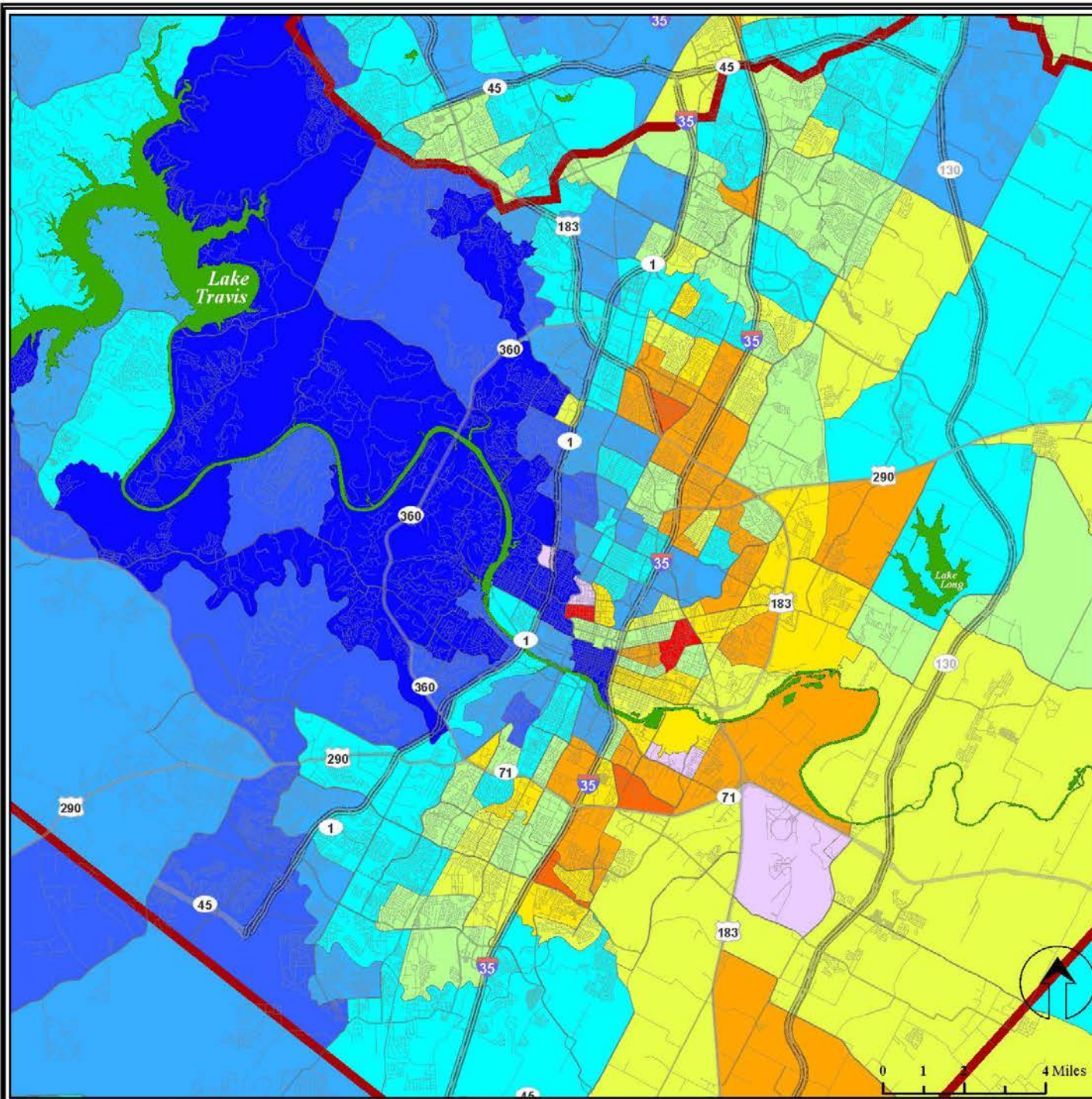
## Income Bracket



City of  
Austin



Data source: American Community Survey, 2012-16 5-year composite dataset, Table B19113, census tracts, US Census Bureau.  
Map produced by Ryan Robinson, City Demographer, Department of Planning, City of Austin, January 2020.

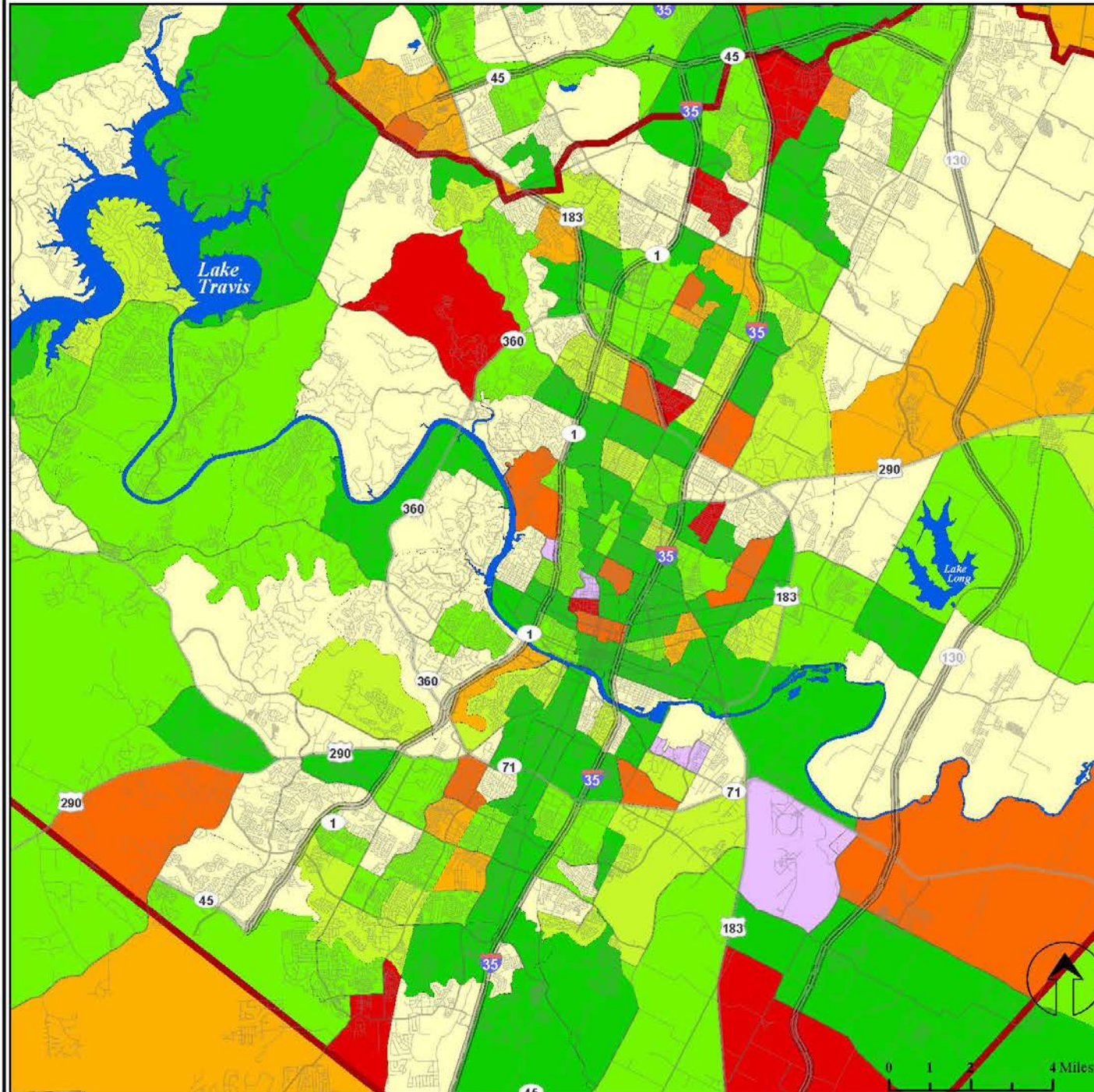
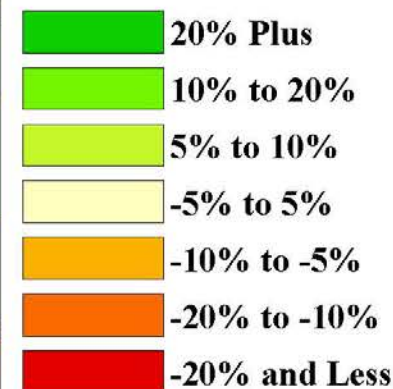




# Median Family Income

Austin, 2011 to 2016 Change

Percent Point Change:  
2011 to 2016



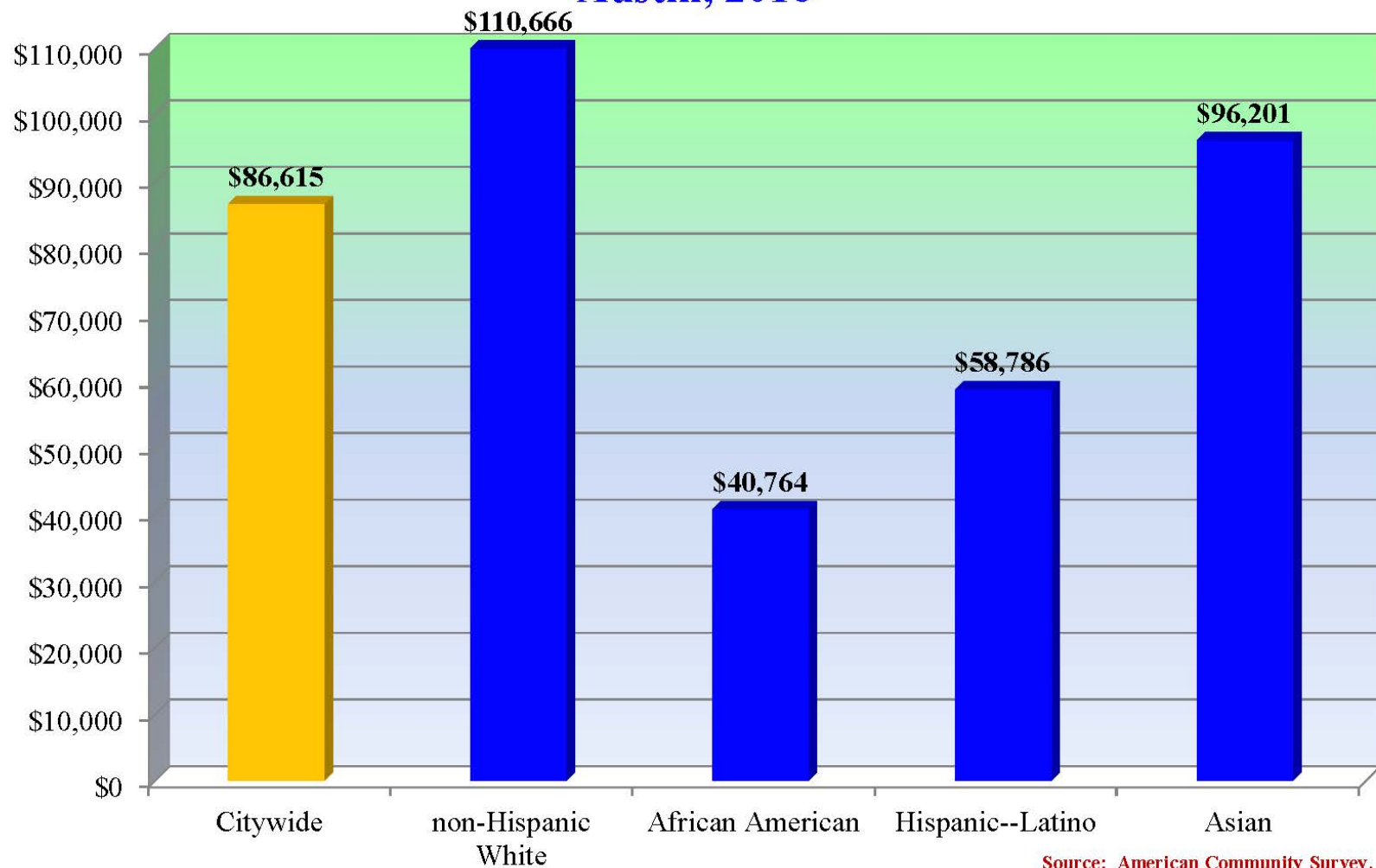
City of  
Austin



Data source: American Community Survey, 2011-2016 5-year composite dataset, Table B19113, census tracts, US Census Bureau.  
Map produced by Ryan Robinson, City Demographer, Department of Planning, City of Austin, January 2020.



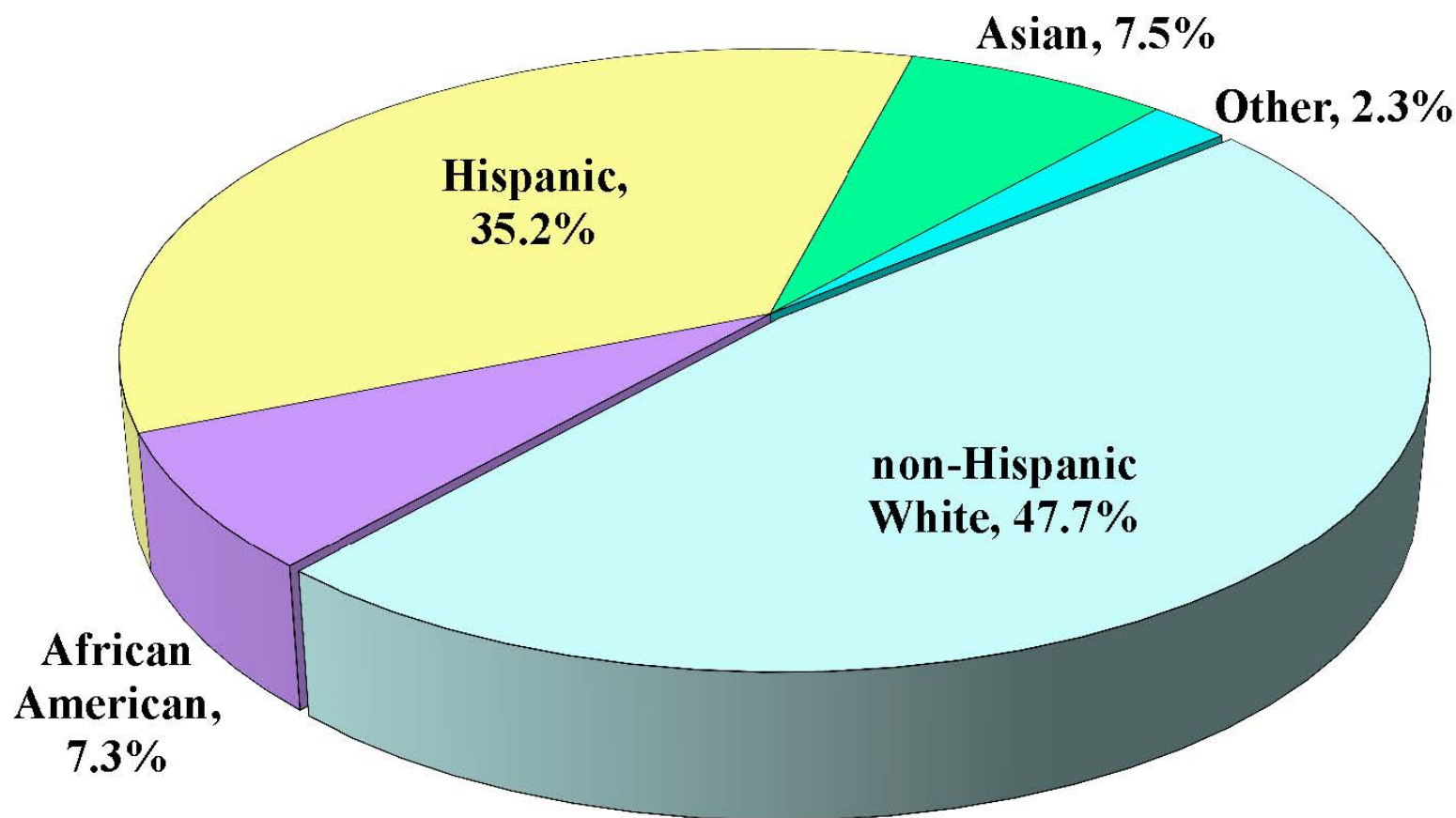
## Median Family Income by Race and Ethnicity, City of Austin, 2016



Source: American Community Survey,  
2016 1-year estimates, Table B19113.



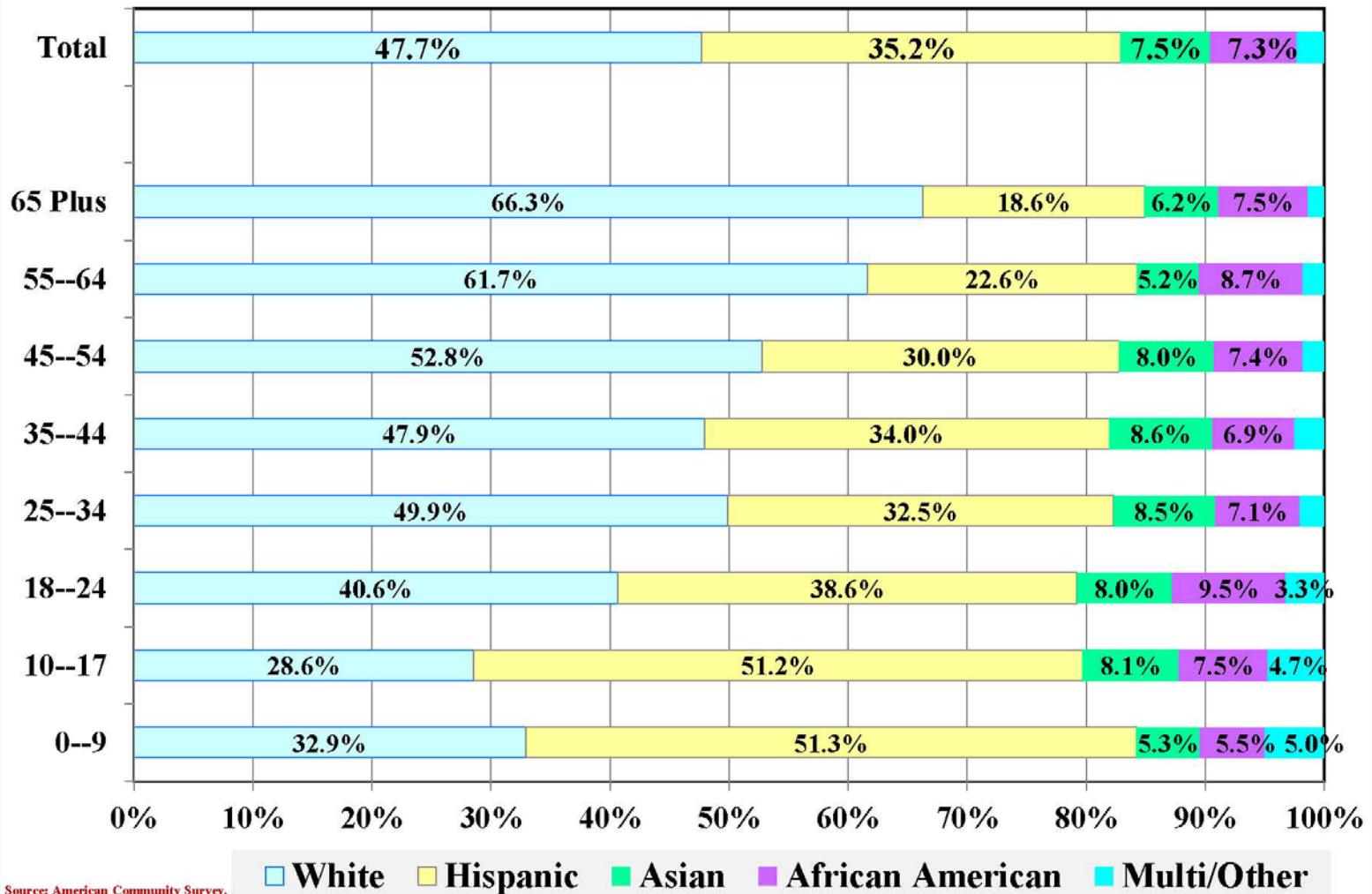
## Racial and Ethnic Mix, City of Austin, 2015 ACS Census Estimates



Data Source: American Community Survey, 2015 1-year data.  
Table B03002, US Census Bureau.



## Age Structure by Race and Ethnicity, City of Austin, 2015 Estimates



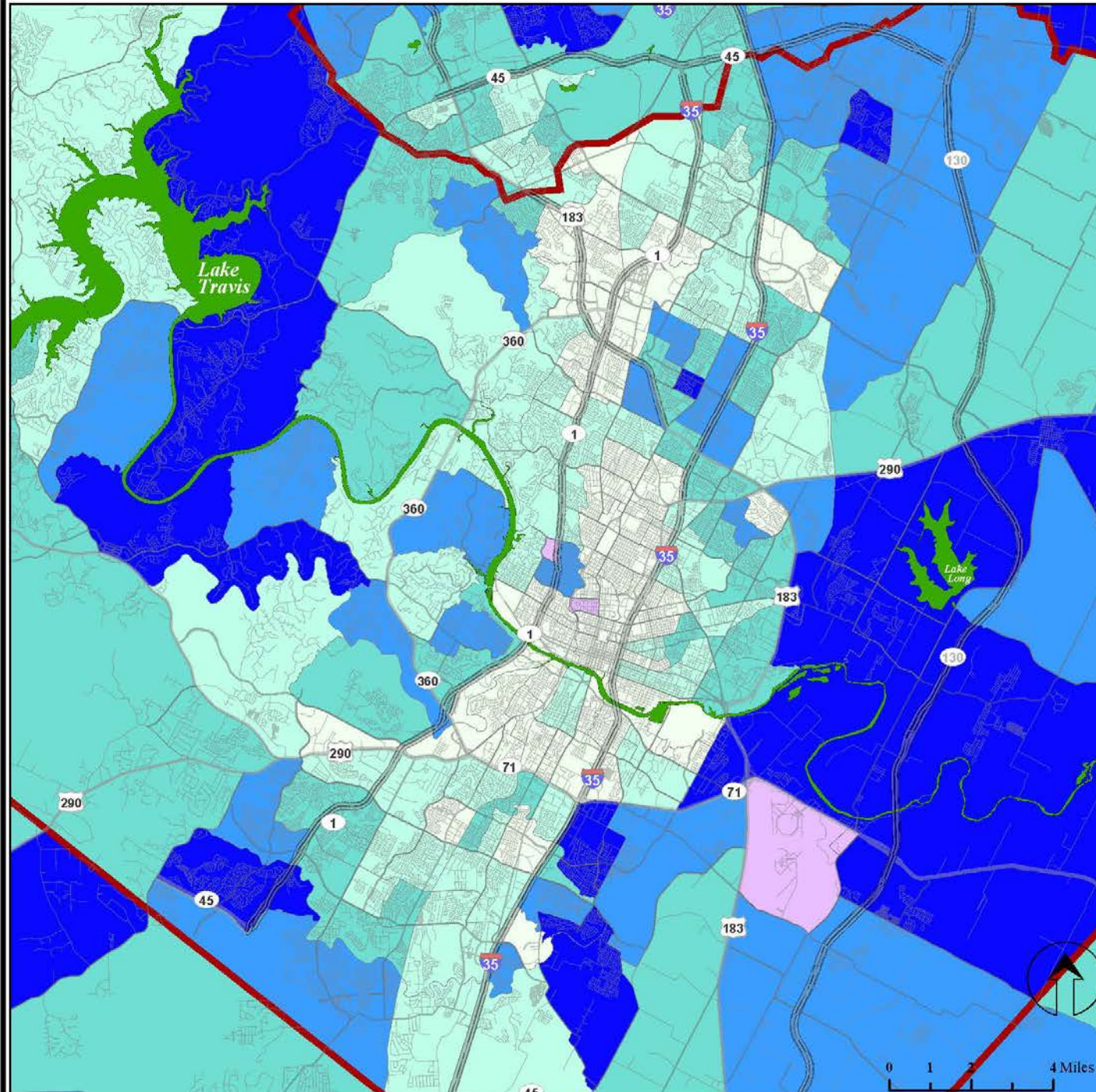
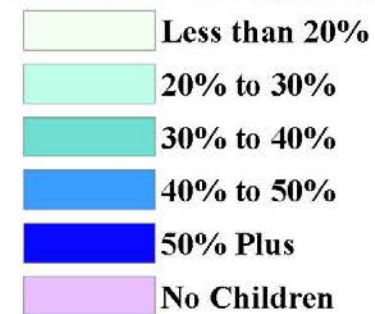
Source: American Community Survey,  
2015 1-year datasets, Table B01001.



# Households with Children

Austin, 2015 data

Percent of All Households



City of  
Austin

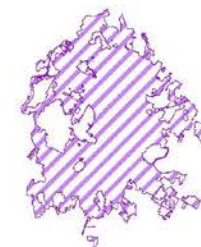


Data source: American Community Survey, 2006-2010 5-year composite dataset, Table B11005, census tracts, US Census Bureau.  
Map produced by Raine Robinson, City Demographer, Department of Planning, City of Austin, October 2017.



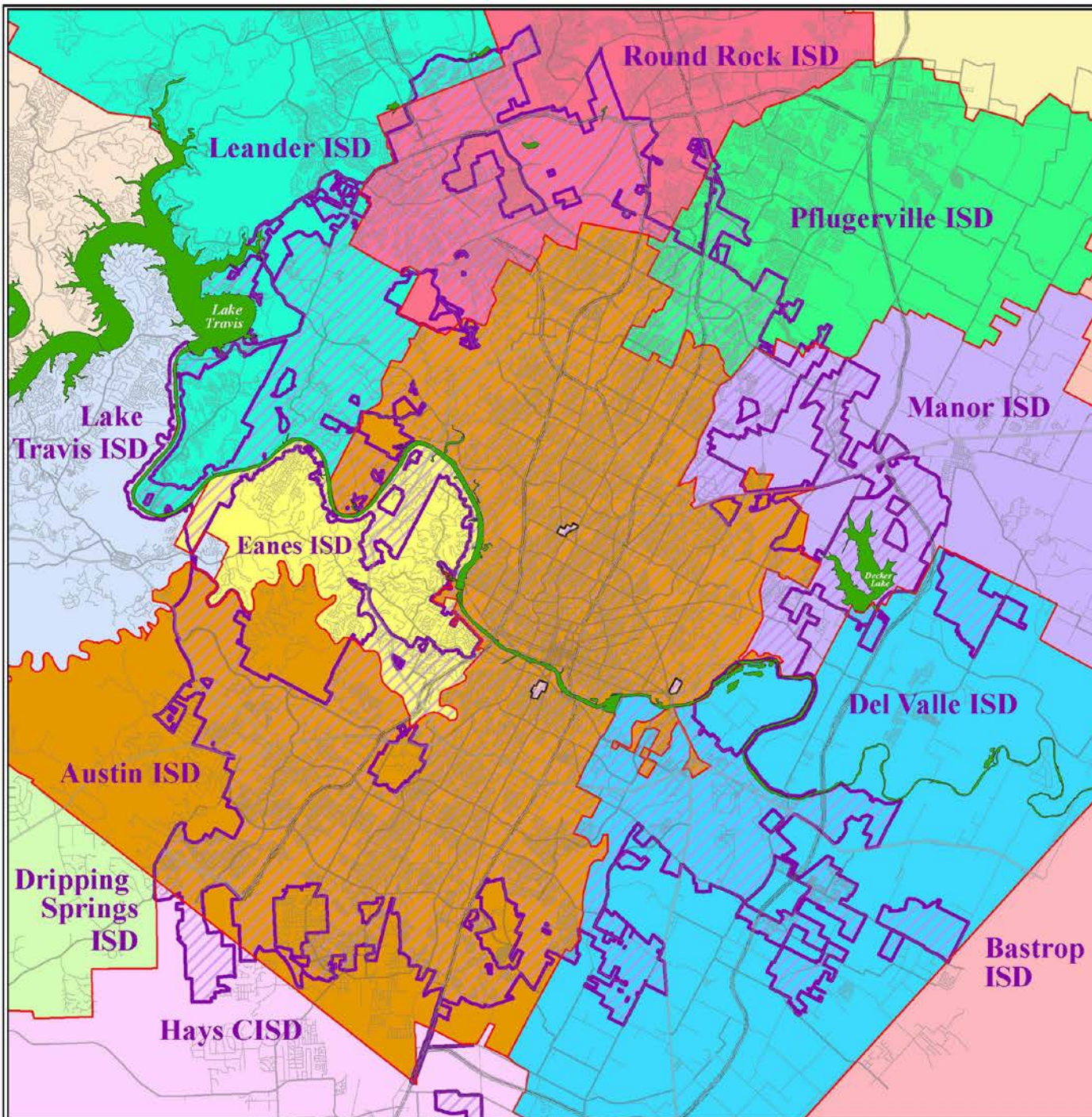
# Regional School Districts and the City of Austin

March 2013



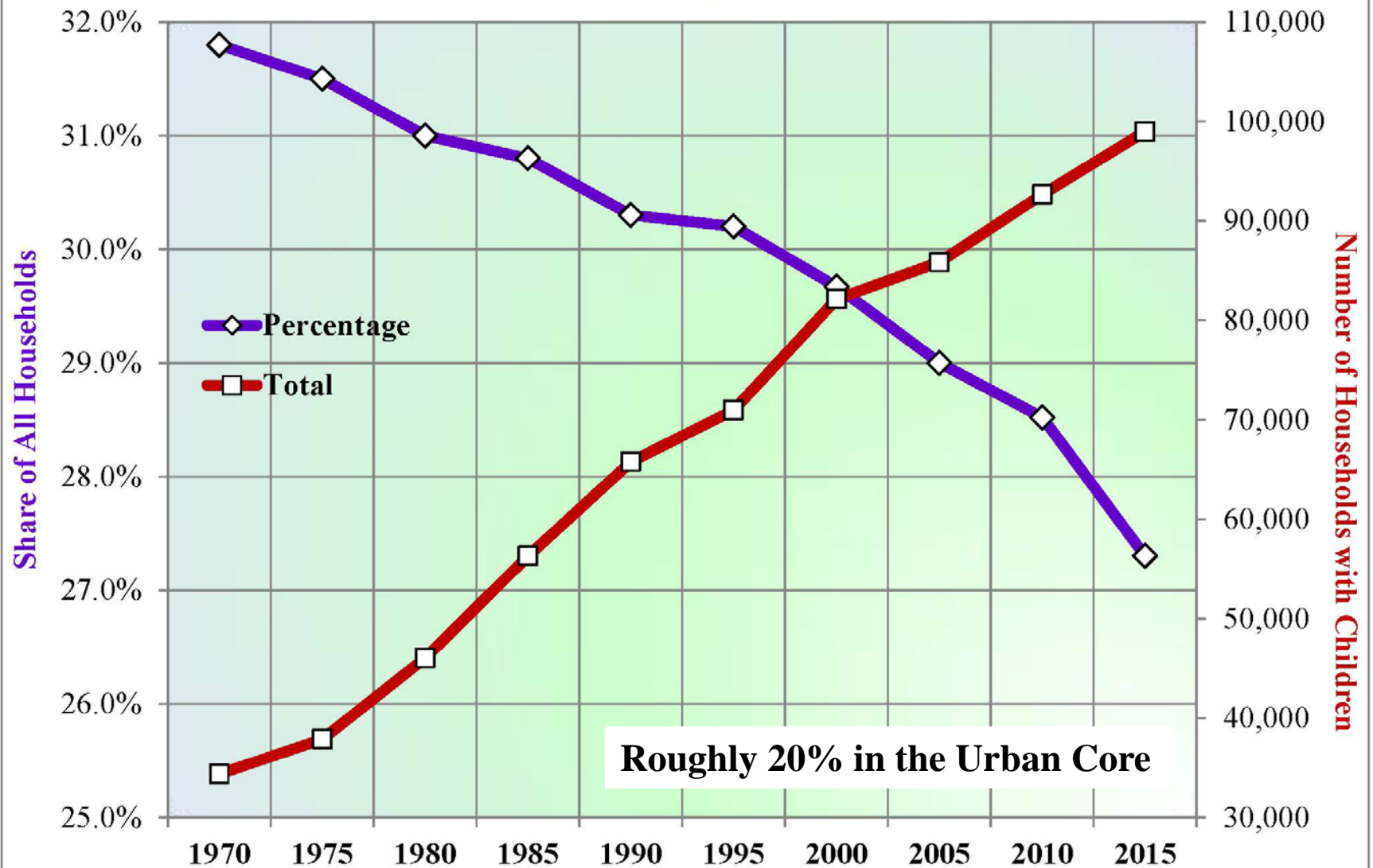
**City of  
Austin**

School District	Square Miles within City of Austin	Percent of City
Austin ISD	172.4	54.1%
Del Valle ISD	38.2	12.0%
Round Rock ISD	32.5	10.2%
Leander ISD	25.6	8.0%
Manor ISD	21.8	6.9%
Eanes ISD	11.7	3.7%
Pflugerville ISD	10.7	3.4%
Hays CISD	3.8	1.2%
Lake Travis ISD	1.4	0.4%
State of Texas	0.3	0.1%
	<b>318.6</b>	<b>100.0%</b>



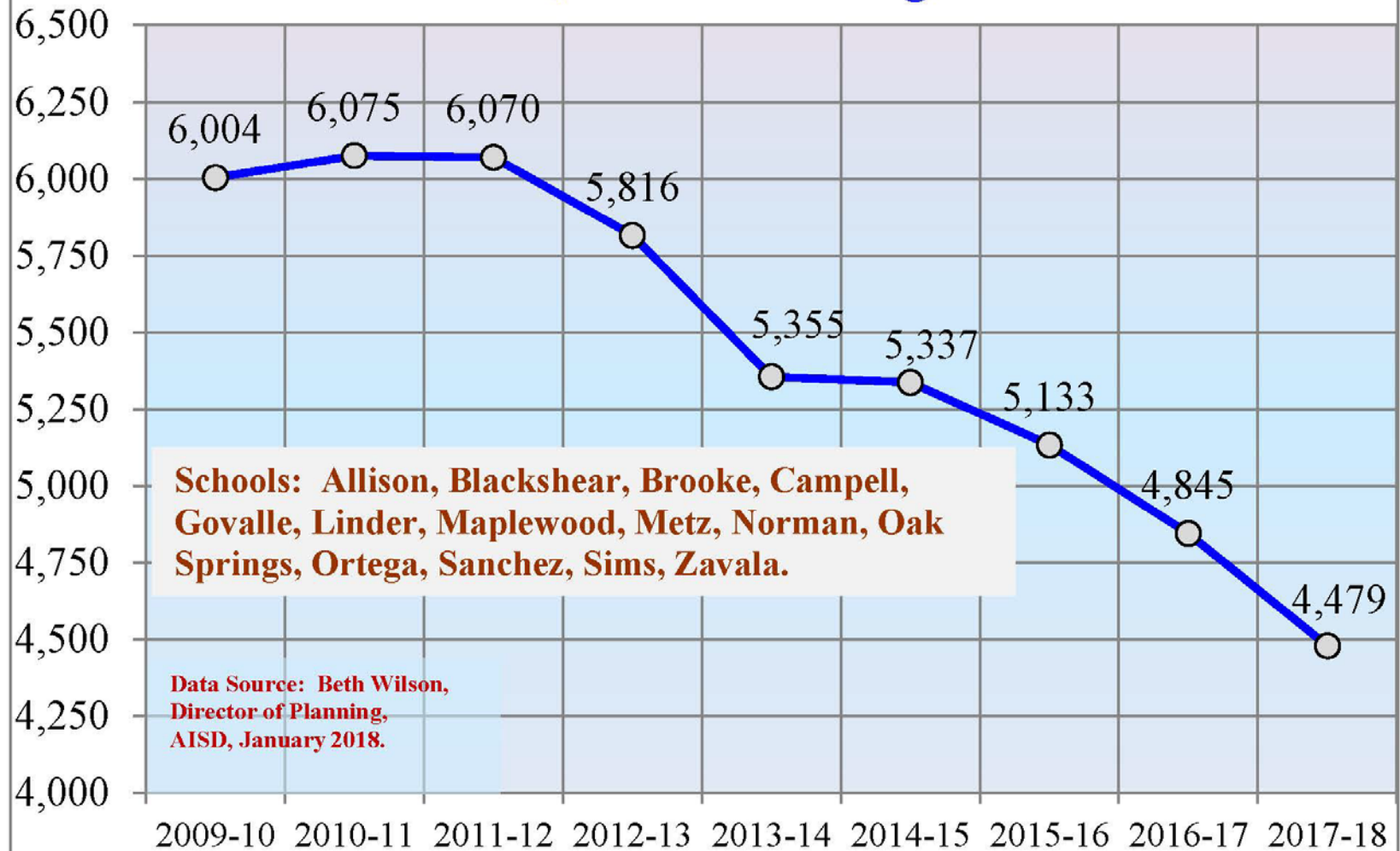


## Percentage Drops while Total Climbs: Households with Children in the City of Austin, 1970 to 2015





## East Austin Elementary Schools: Total Enrollment, 2009-10 through 2017-18







# Housing

Selected Demographic Data Themes

Ryan Robinson  
City Demographer  
City of Austin



# Selected Demographic Data Themes

## 1. Population and job growth.

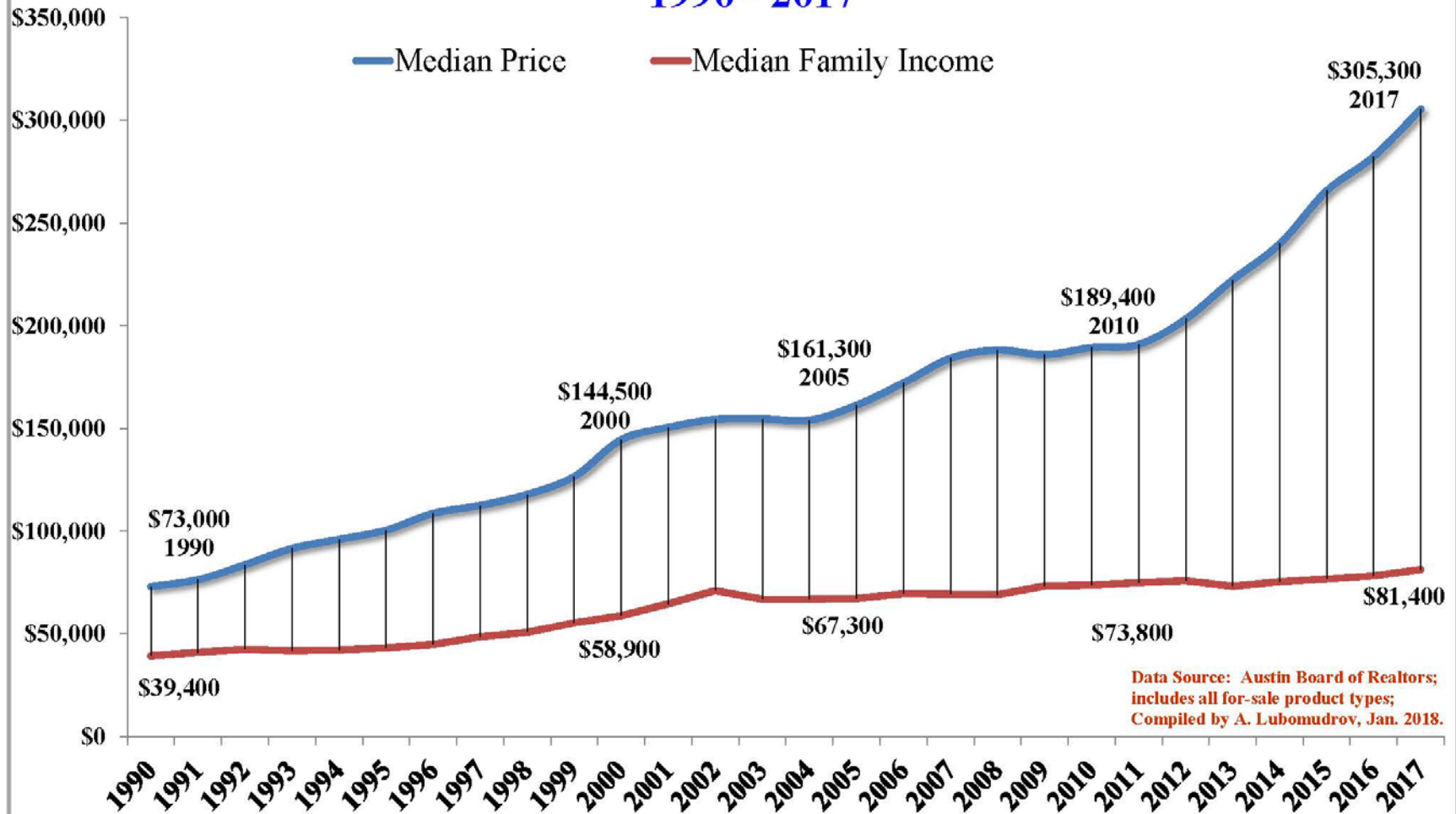
## 2. Household dynamics.

## 3. Housing

- Steep price increases over the past seven years
- Yet Austin remains relatively affordable when compared to more expensive coastal markets and other peer cities
- City's share of Regional Single Family starts around 20%
- Multifamily deliveries are homogeneously suited for singles and young professionals...older vs newer stock
- ADUs, lots of activity but not exactly what we intended

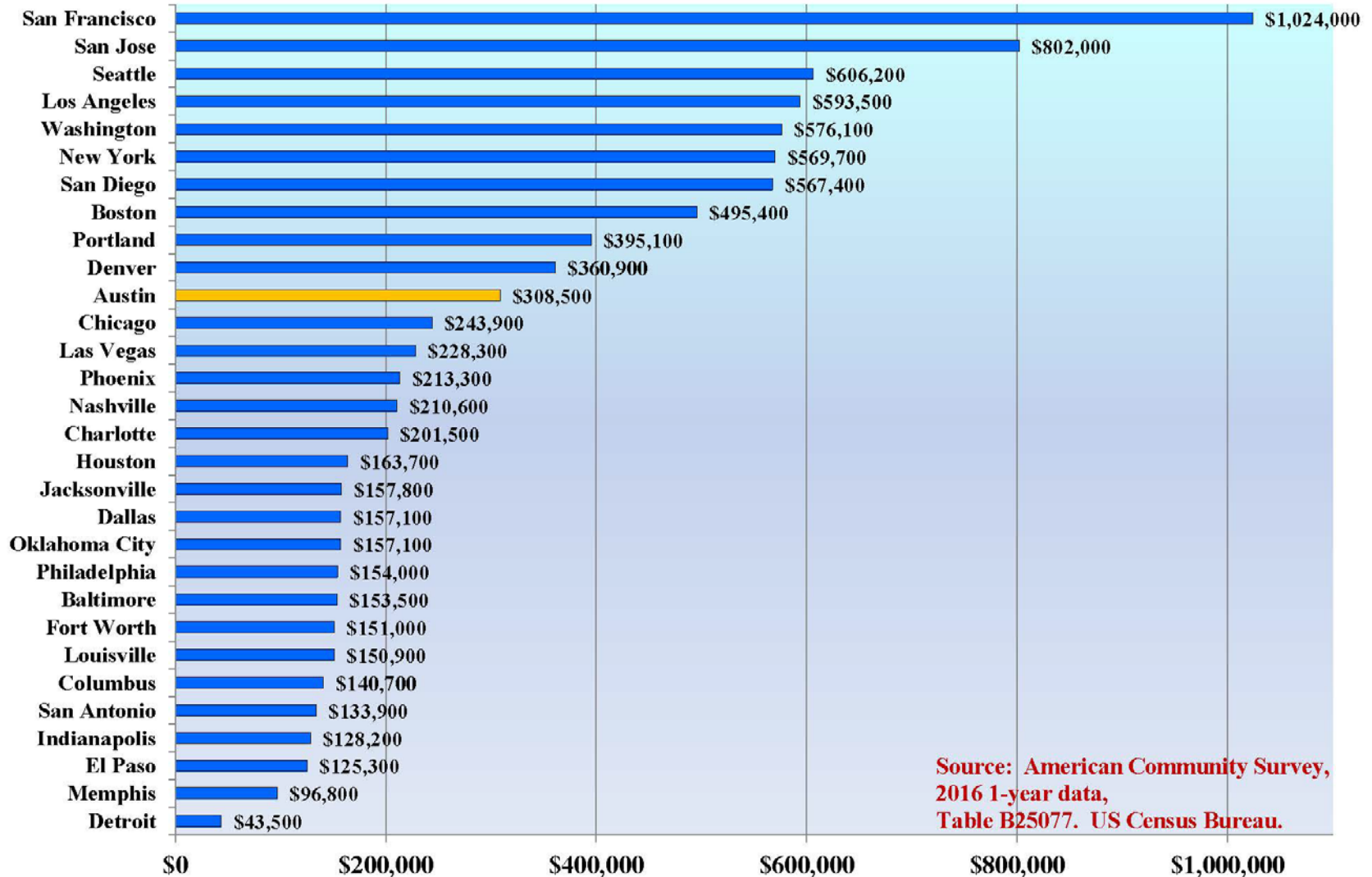


## Austin Area median home prices compared with median family income 1990 - 2017



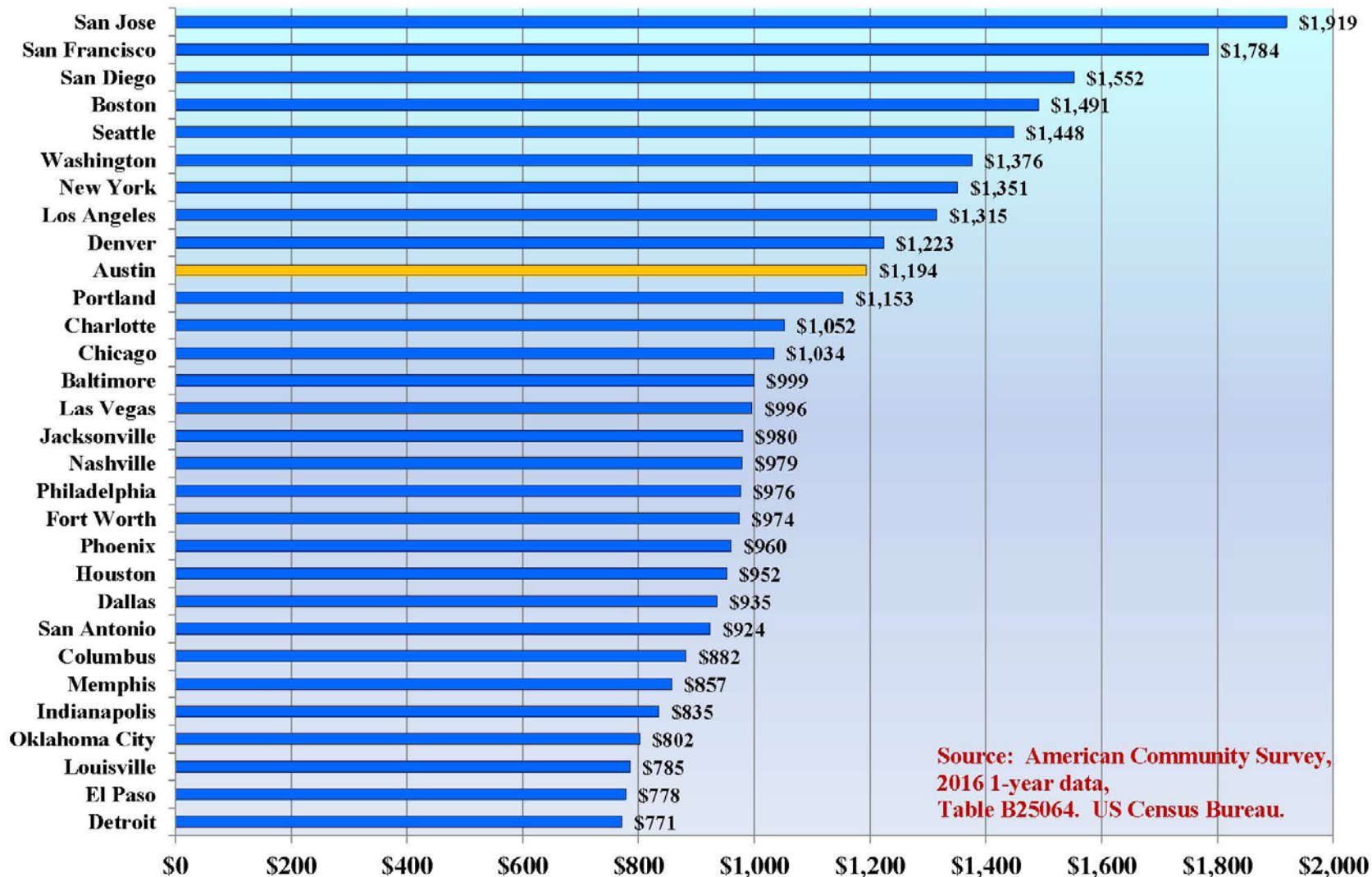


## Median Value, Top 30 US Cities, 2016 ACS 1-year





## Median Gross Rent, Top 30 US Cities, 2016 ACS 1-year



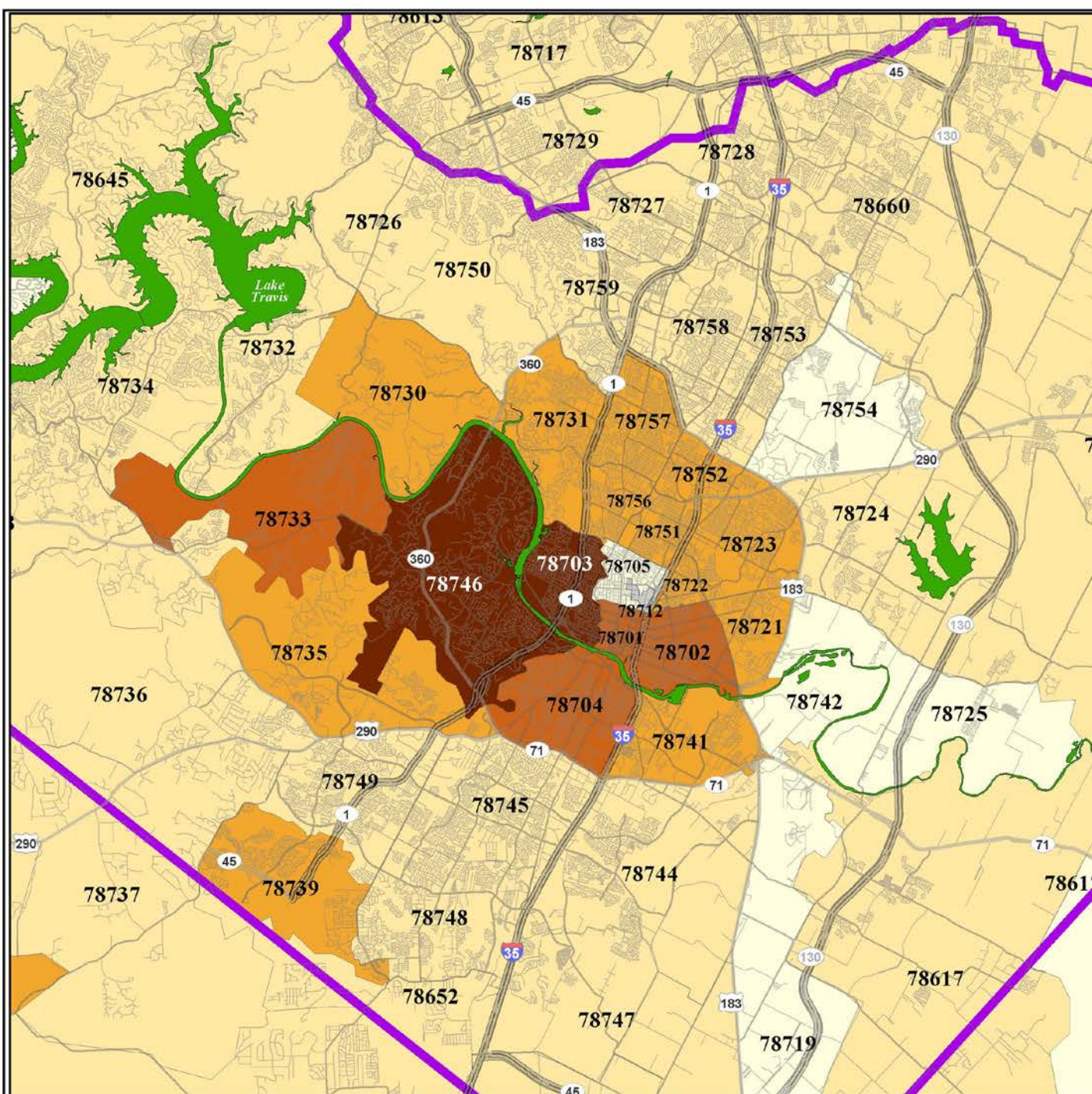


# Absolute Total Change in Median Sales Price of Homes by ZIP Code: 2010 to 2015

Includes all residential homesales: Single Family Houses and Condos

**DATA SOURCE:**  
Austin Board of Realtors.

## Total Price Change





This map displays the 78702 ZIP code in Austin, Texas, highlighted in dark brown. It is surrounded by numerous other ZIP codes, including 78701, 78703, 78704, 78705, 78721, 78722, 78723, 78724, 78725, 78726, 78727, 78728, 78729, 78730, 78731, 78732, 78733, 78734, 78735, 78736, 78737, 78739, 78741, 78742, 78743, 78744, 78745, 78746, 78747, 78748, 78652, 78617, 78619, 78660, and 78615. Major highways shown include I-35, I-130, I-183, and US-45. Lake Travis is visible in the upper left corner. The map uses a color gradient from light yellow to dark brown to represent different ZIP codes.

### Percentage Change

Less than 20%
20% to 40%
40% to 60%
60% to 80%
80% Plus



The background image is a photograph of a park area. In the foreground, several people are walking and cycling on a paved path. A man in a white shirt and dark shorts is running towards the camera. To his left, a person is riding a bicycle away from the camera. Further back, another person is riding a bicycle. On the right side, a group of people are walking away from the camera. In the background, there is a body of water, a bridge, and a city skyline with several tall buildings. The sky is clear and blue.

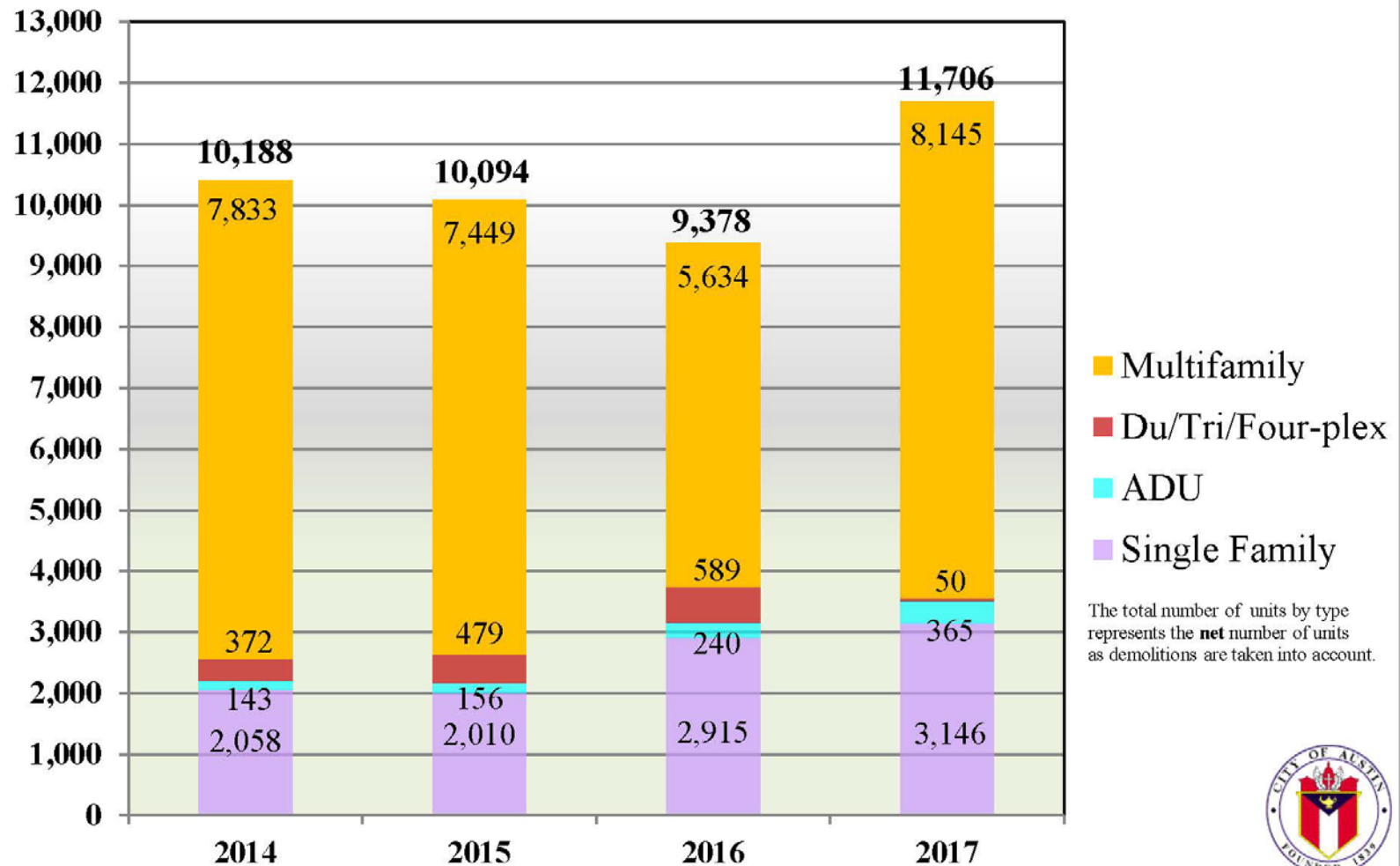
# Housing Activity

Selected Demographic Data Themes

Ryan Robinson  
City Demographer  
City of Austin

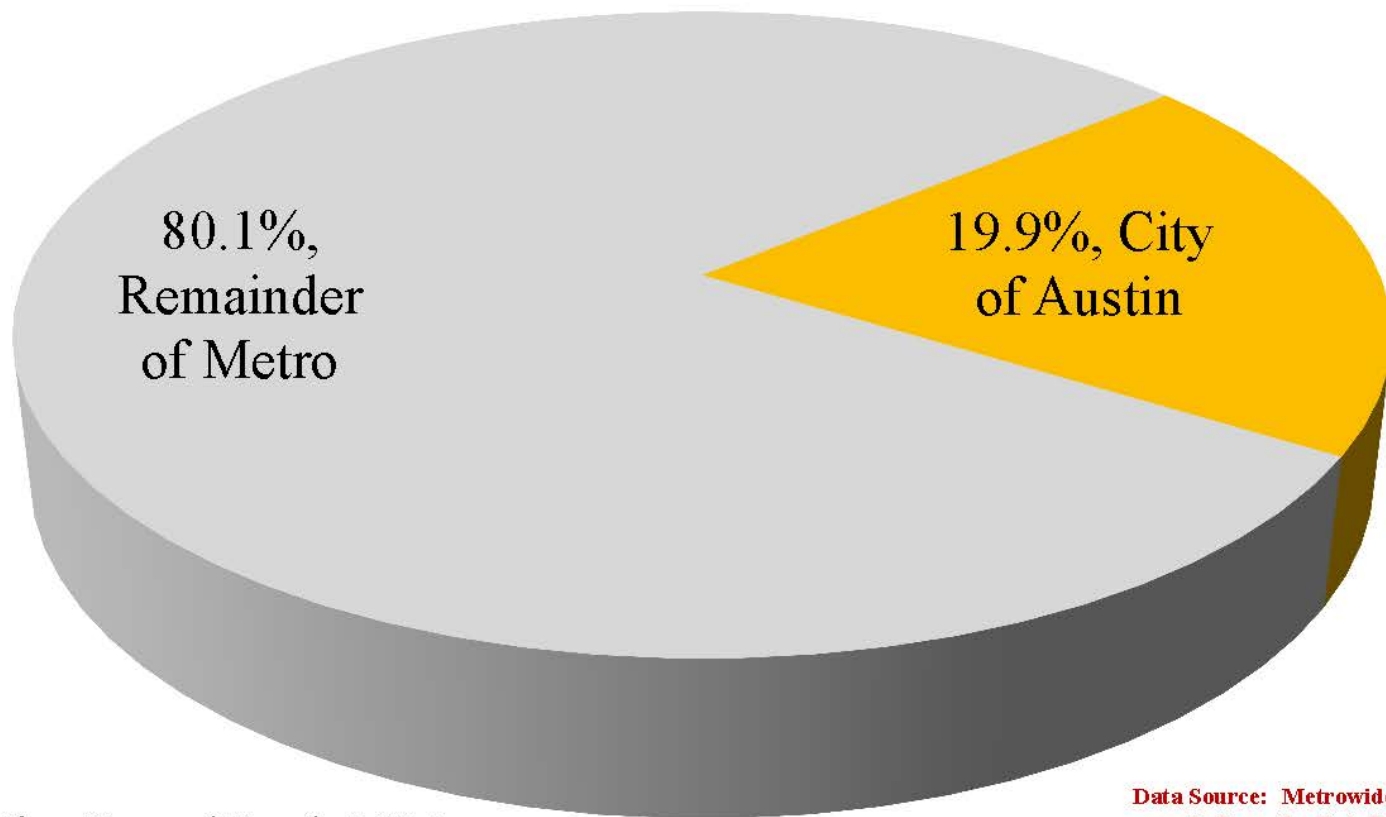


## Net Residential Units Permitted by Type: 2014 through 2017, City of Austin





## Share of Metropolitan Single Family Housing Market, 2014 through 2017 Summary

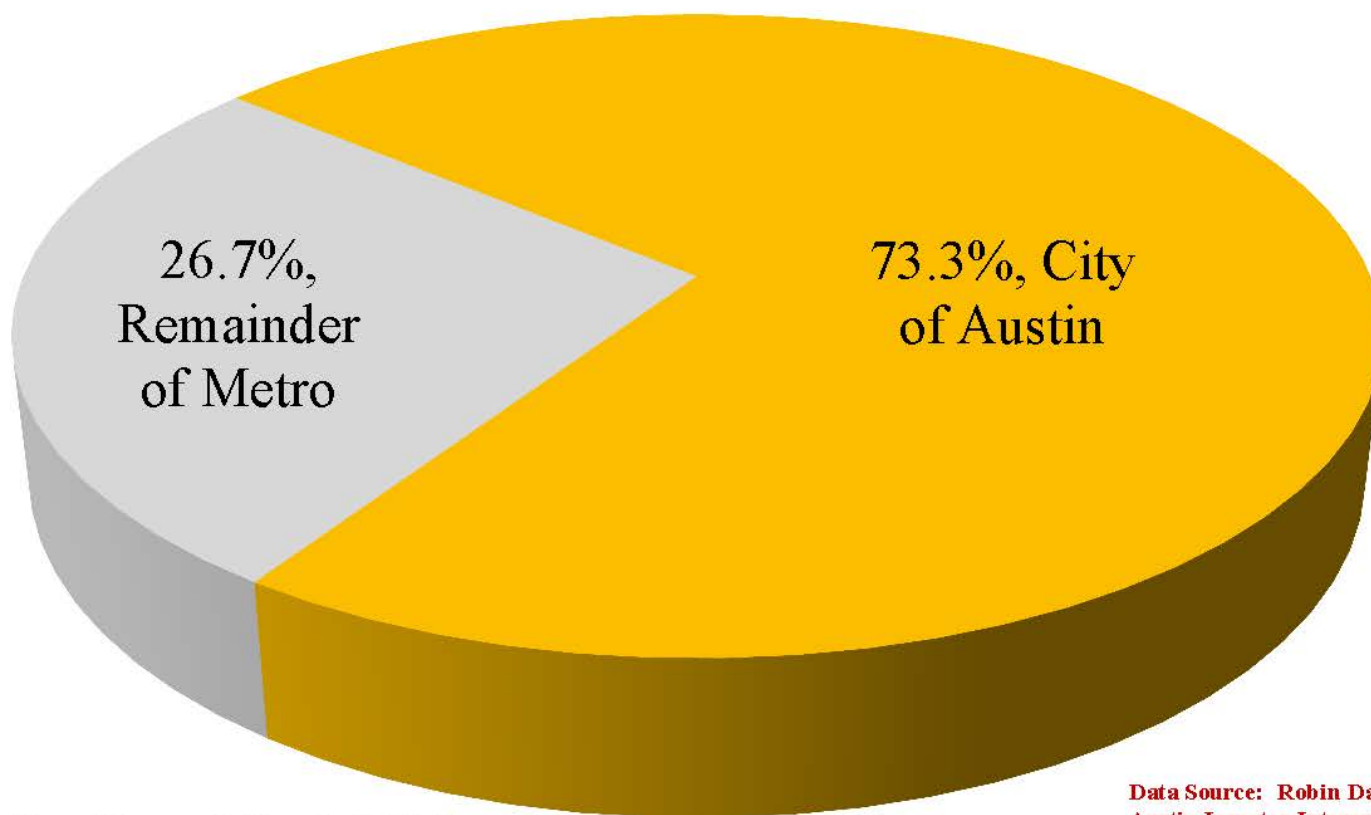


Austin--Round Rock MSA

Data Source: Metrowide permits from the Fed. Res. Bank; City permits from AMANDA.



## Share of Metropolitan Multifamily Housing Market, 2017 Unit Deliveries



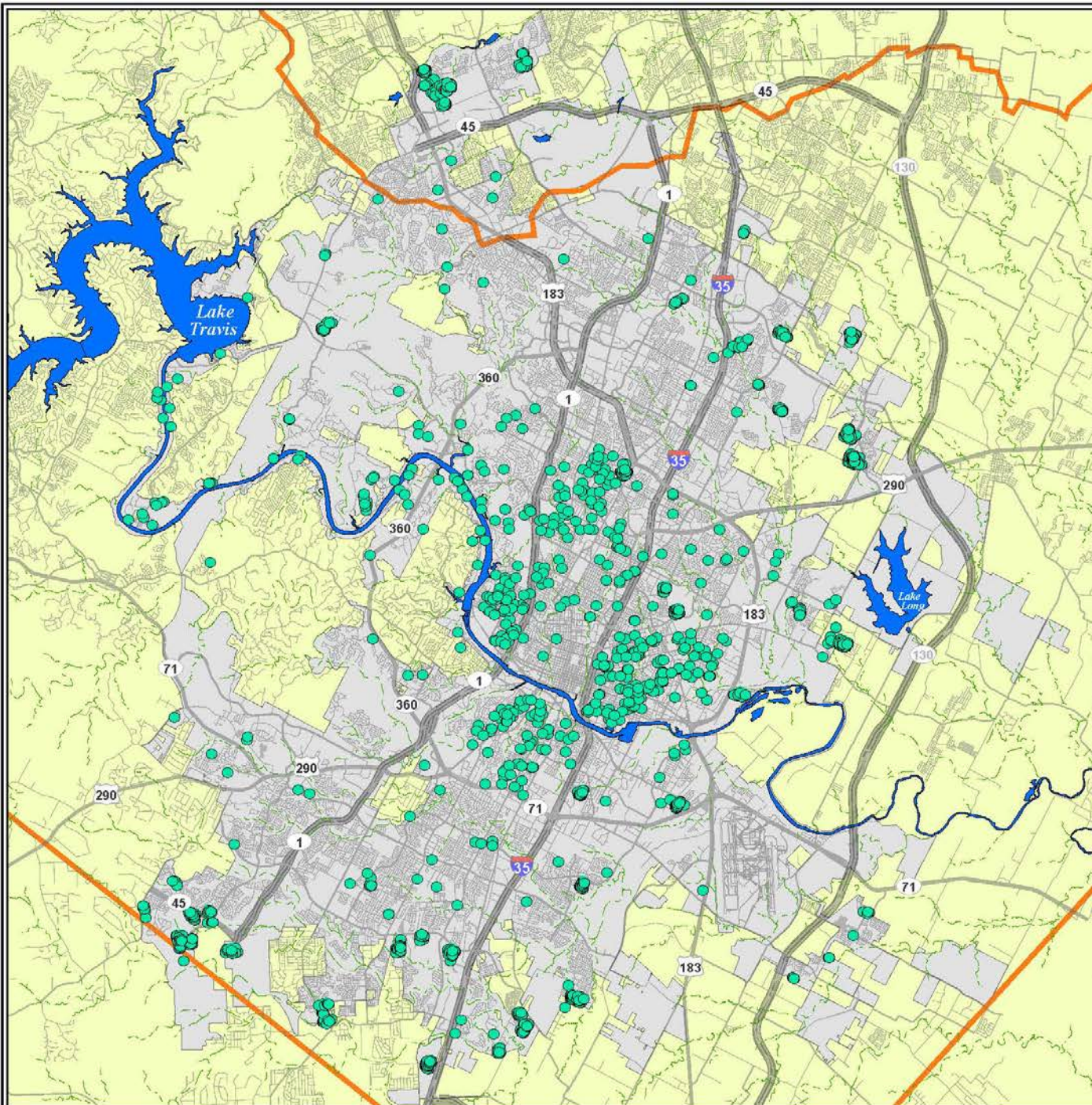
Austin--Round Rock MSA

Data Source: Robin Davis,  
Austin Investor Interests;  
Includes all MF product types.



# Single Family Housing Activity

**2014 Starts**



Map produced by: Ryan Robinson, City Demographer, City of Austin, January 2018.

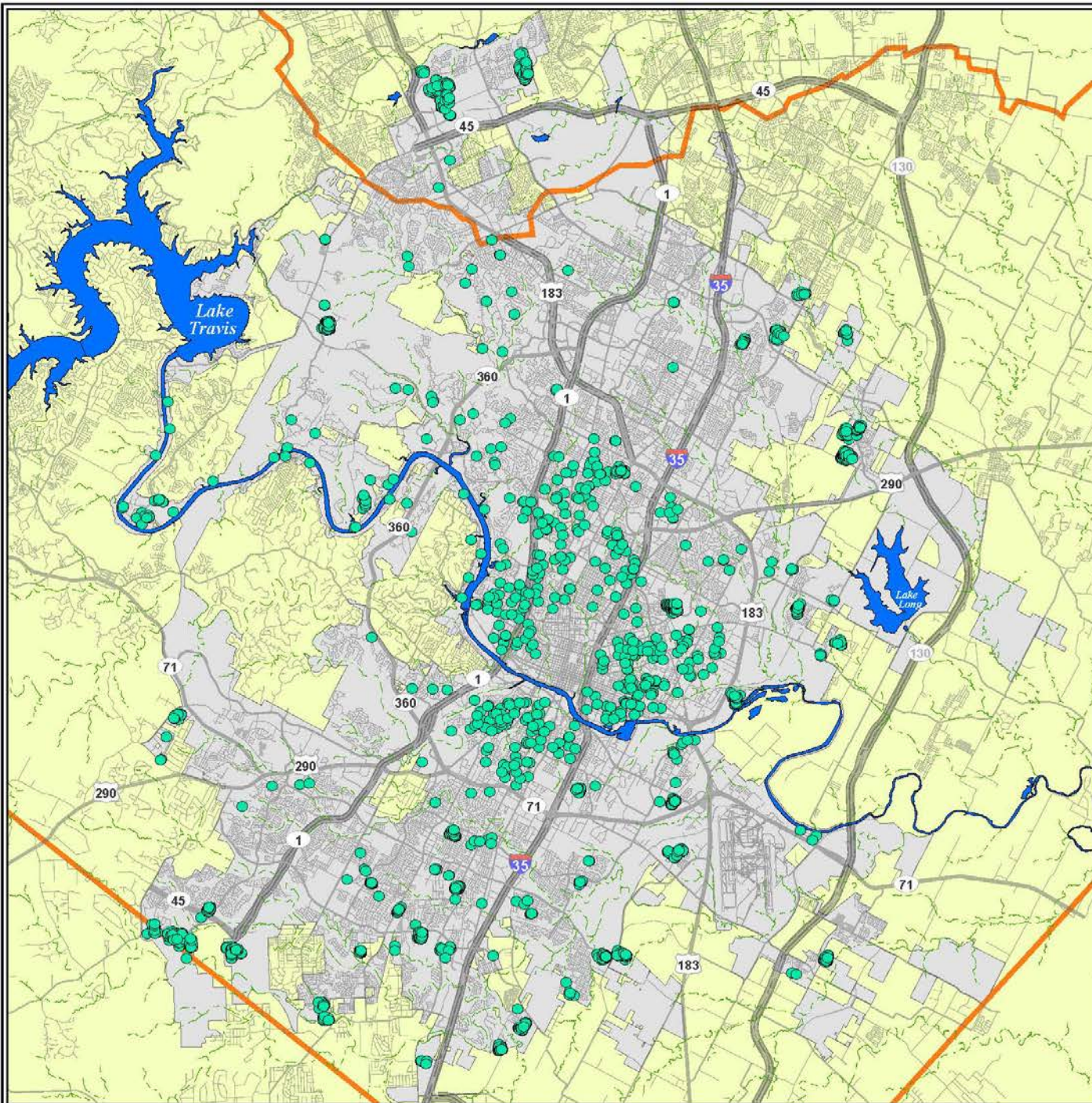
City of Austin





# Single Family Housing Activity

**2015 Starts**



Map produced by: Ryan Robinson, City Demographer, City of Austin, January 2016.

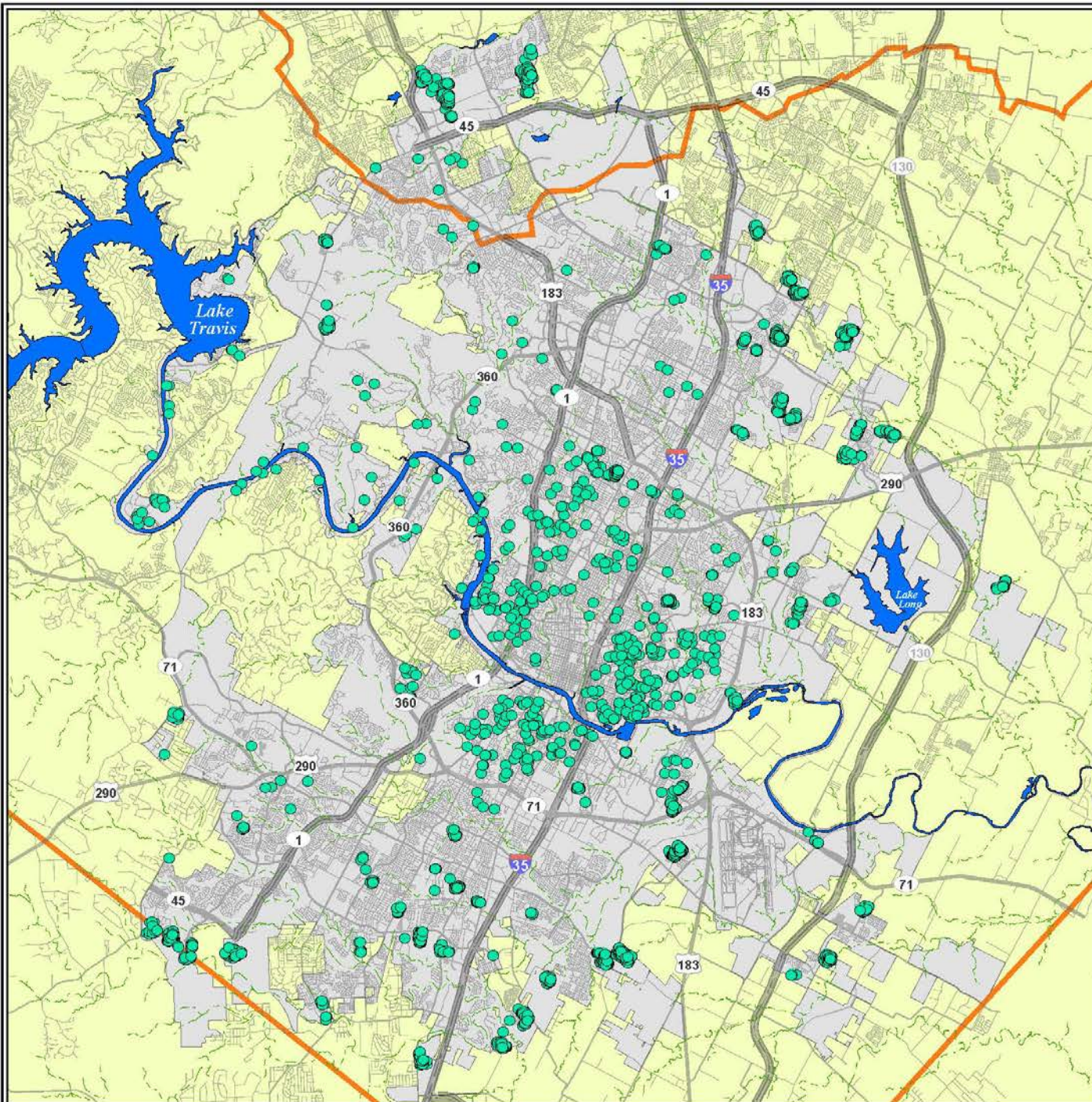
City of Austin





# Single Family Housing Activity

**2016 Starts**



Map produced by: Ryan Robinson, City Demographer, City of Austin, January 2018.

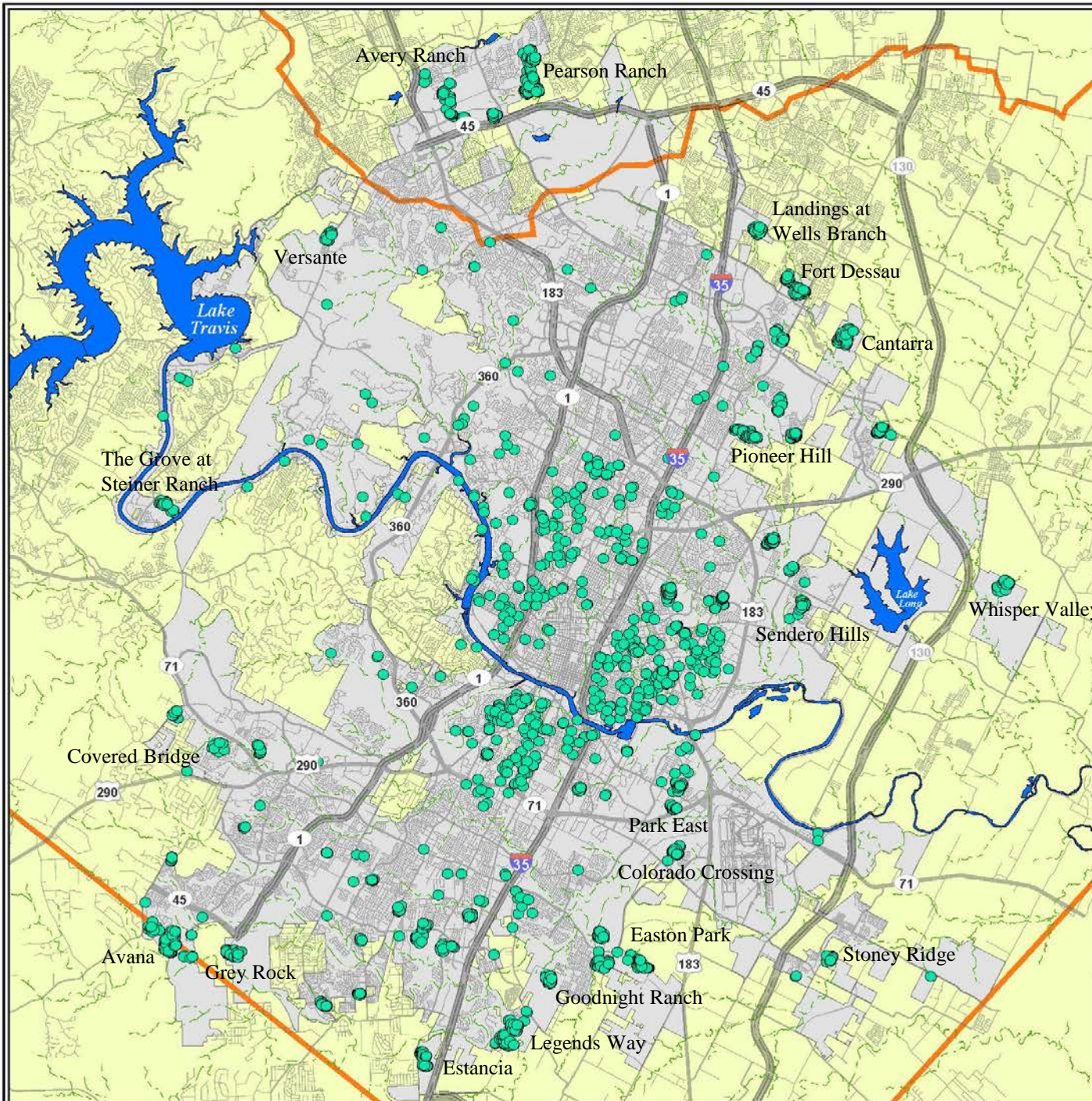
City of Austin





# Single Family Housing Activity

**2017 Starts**



City of Austin



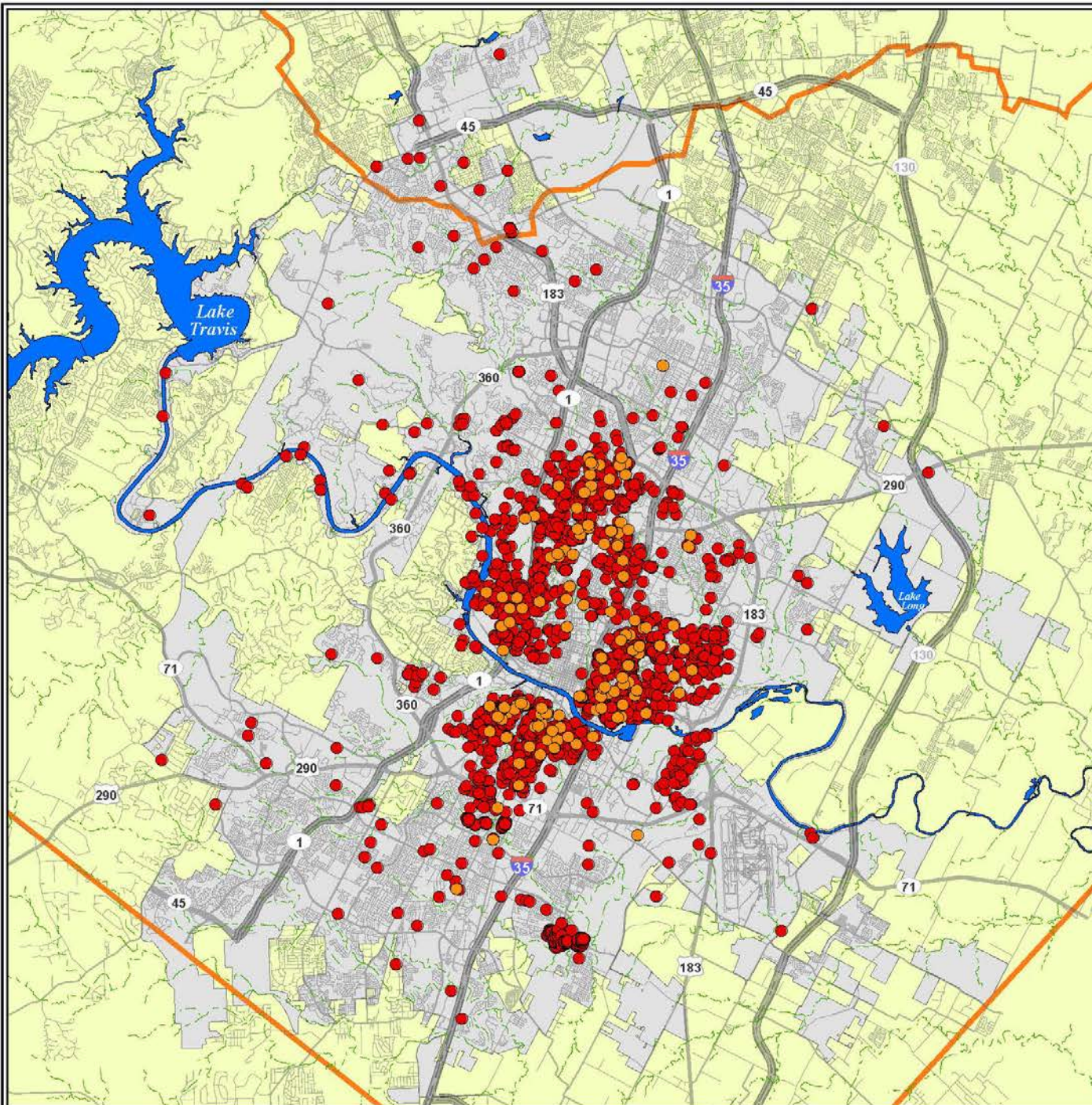


# Demo Activity

2014 Through 2017

Demolitions and Move-Offs  
of Single Family Structures

SF Demolition ● n = 2,467  
Move-off ● n = 162

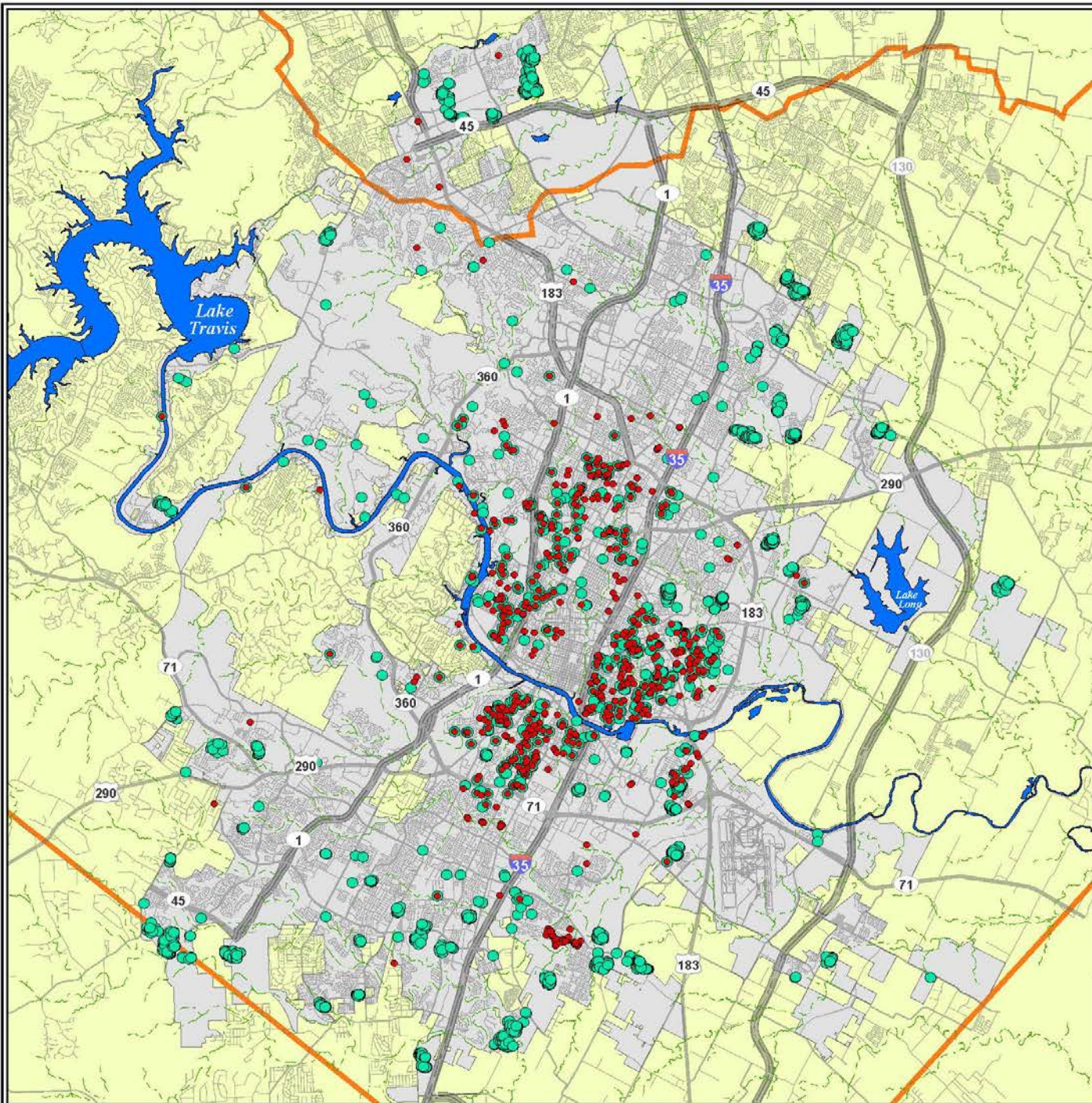




# Single Family Housing Activity

## 2017 Starts

- SF Demolition
- SF Start
- SF Demo & Start



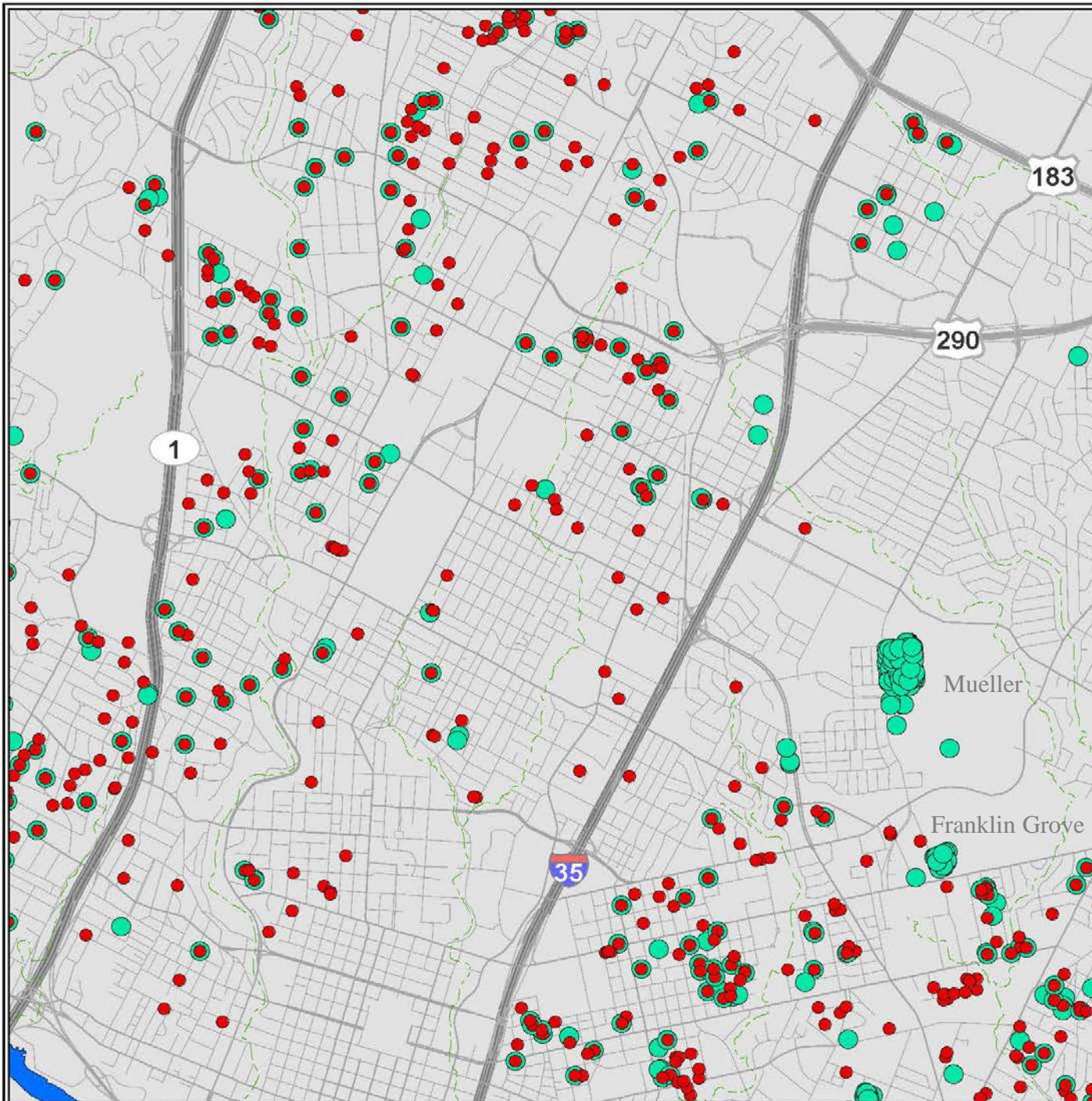


# Single Family Housing Activity

north Zoom

## 2017 Starts

- SF Demolition
- SF Start
- SF Demo & Start



City of Austin



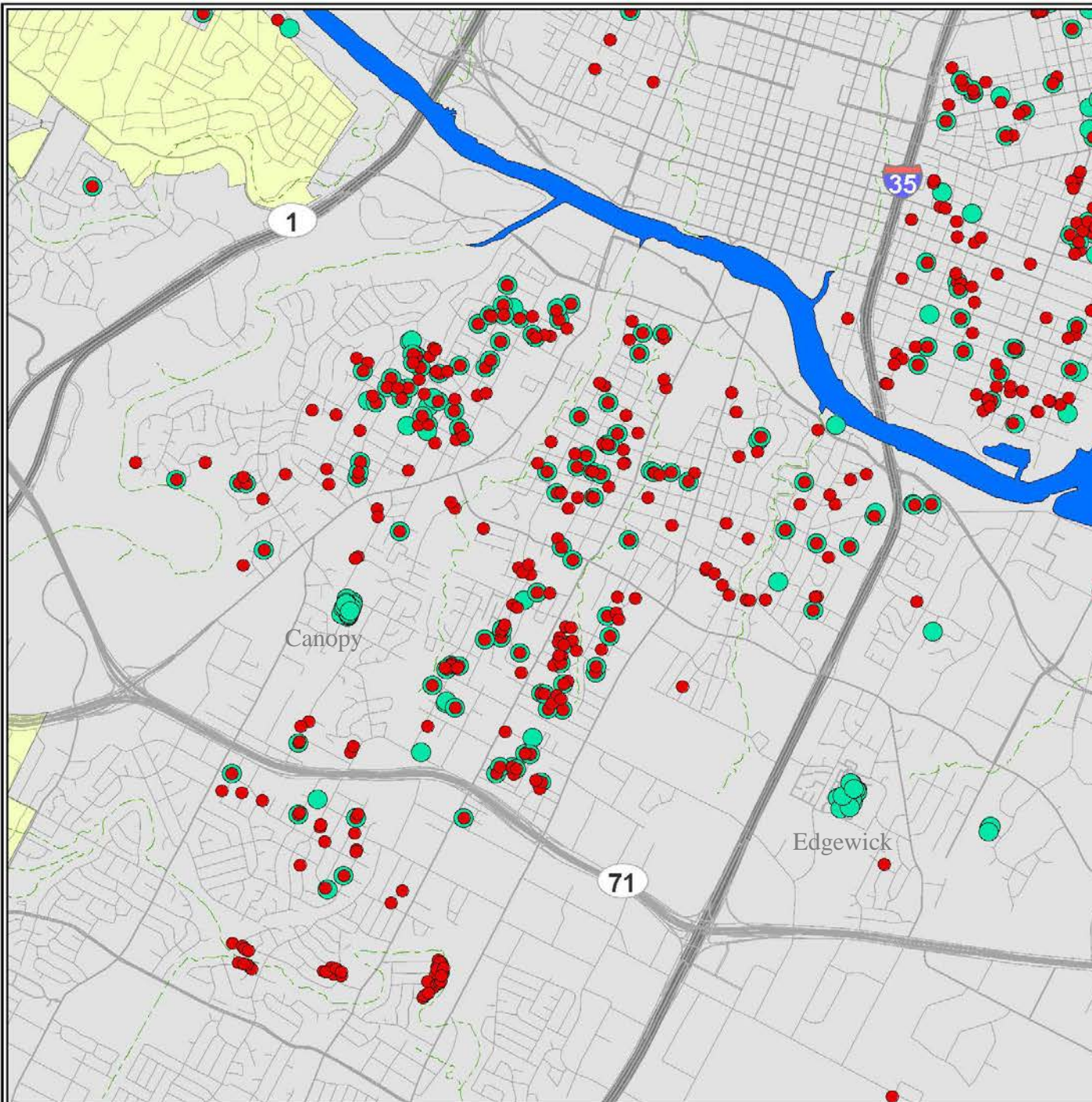


# Single Family Housing Activity

south Zoom

## 2017 Starts

- SF Demolition
- SF Start
- SF Demo & Start



City of Austin





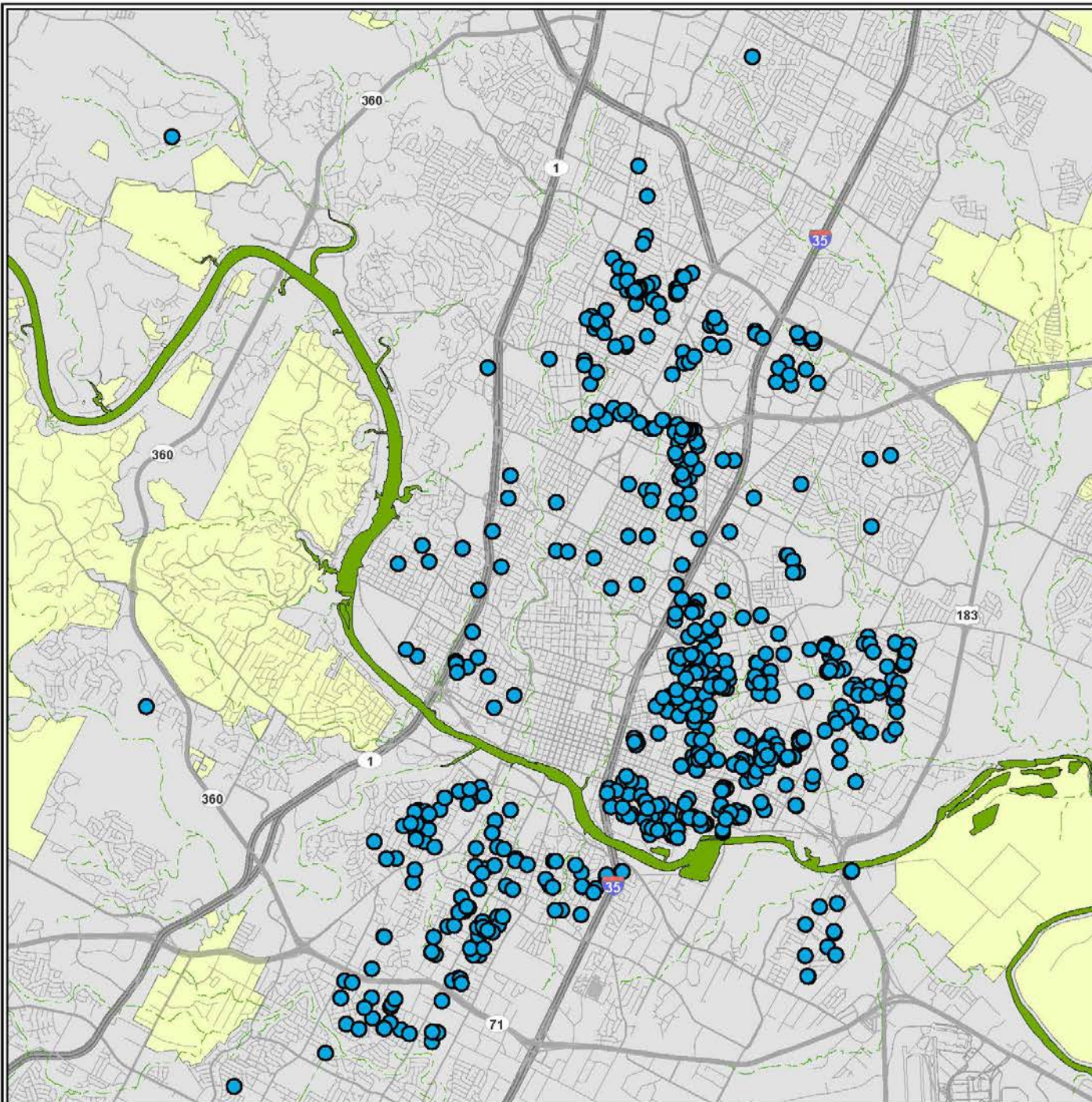
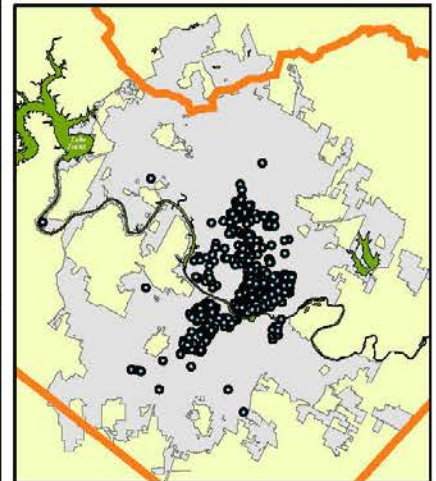
# ADU Activity

November 19, 2015 through  
January 8, 2018

The modified ordinance was  
enacted on November 19, 2015

Accessory Dwelling Units

● = 618





# Multi-Family Housing Activity

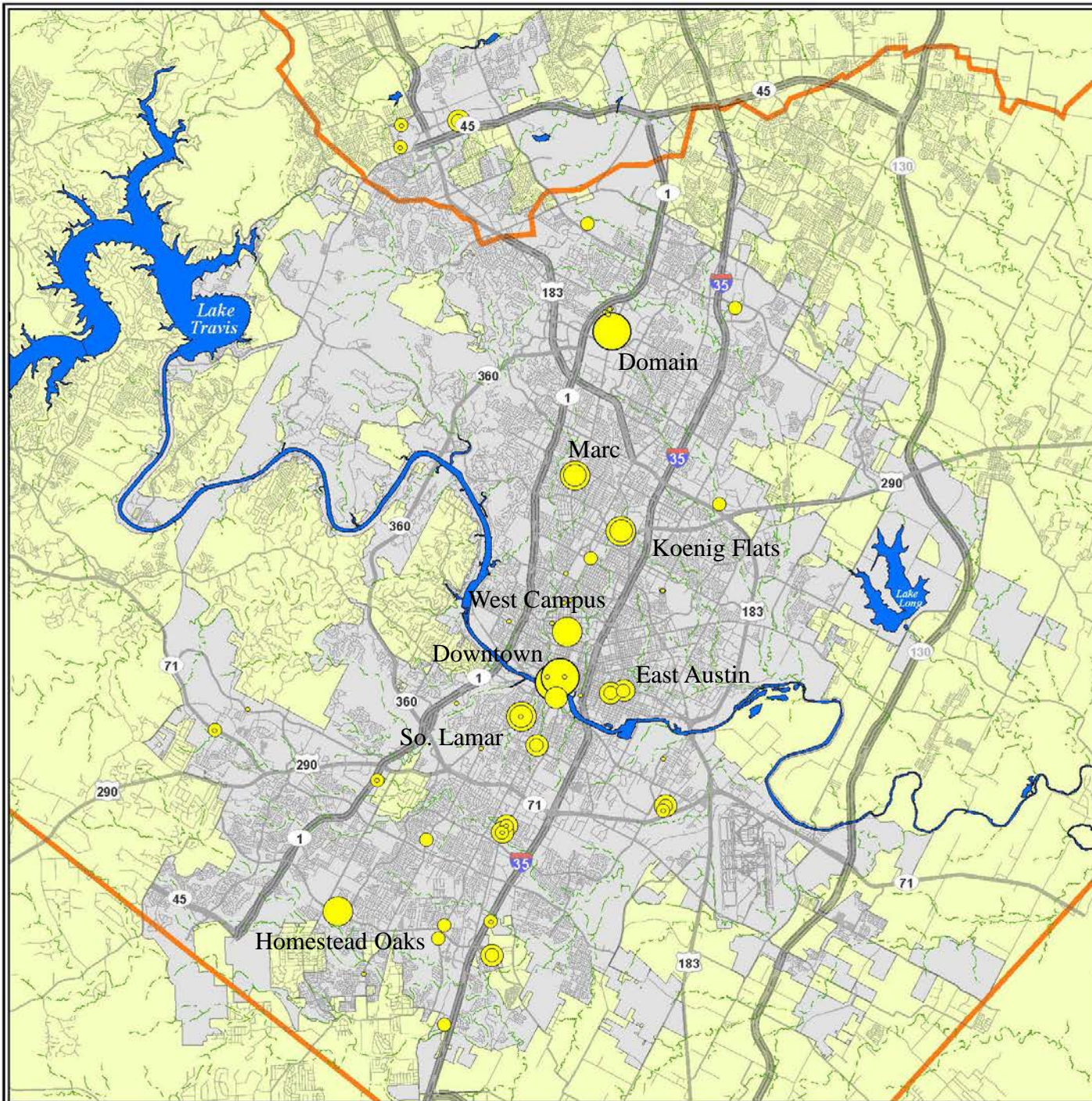
## 2014 Starts

### Units in Project

- Fewer than 20
- 20 to 50
- 50 to 100
- 100 to 300
- 300 Plus

Net Units = 10,188

City of Austin





# Multi-Family Housing Activity

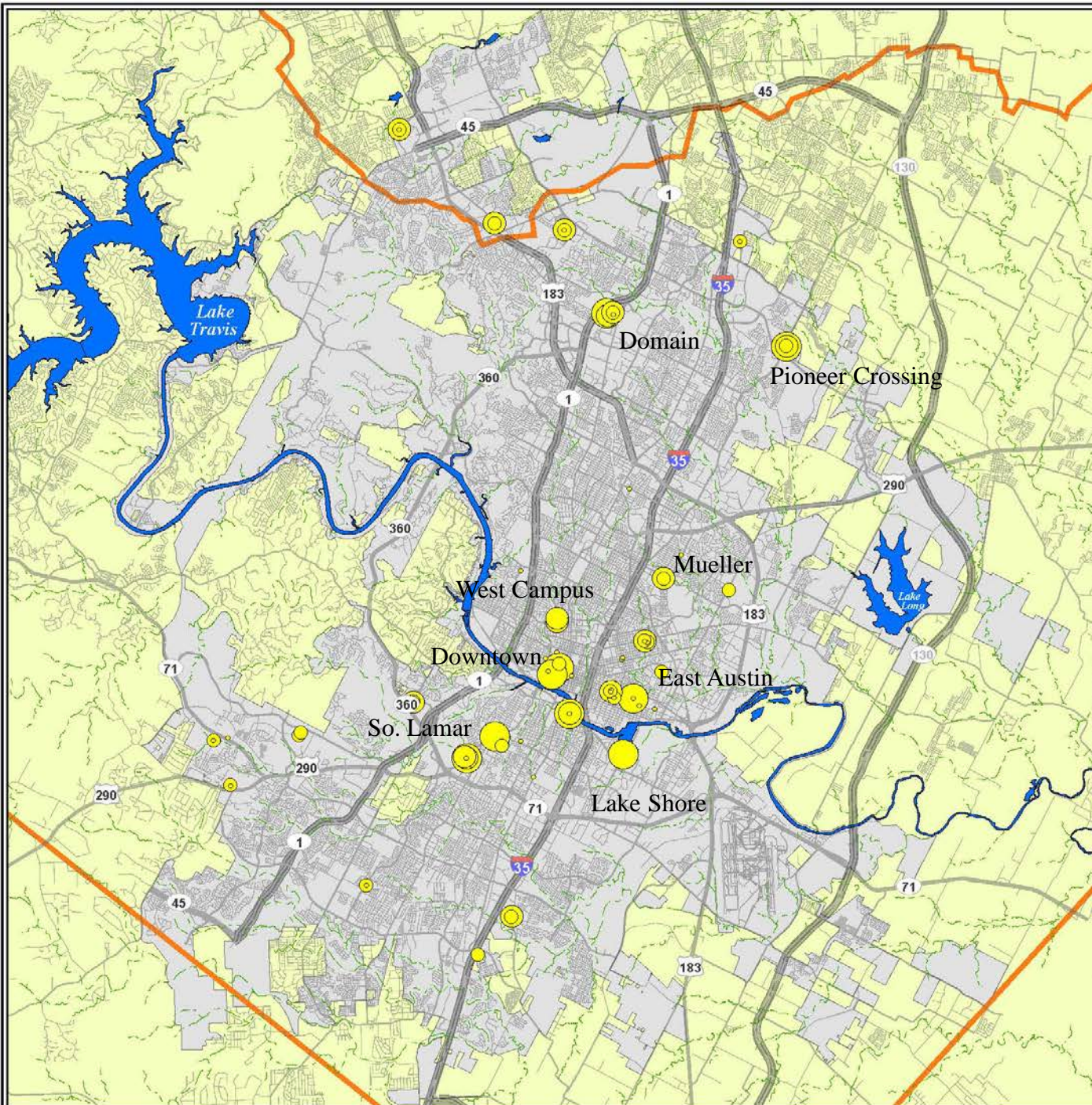
## 2015 Starts

### Units in Project

- Fewer than 20
- 20 to 50
- 50 to 100
- 100 to 300
- 300 Plus

Net Units = 10,094

City of Austin





# Multi-Family Housing Activity

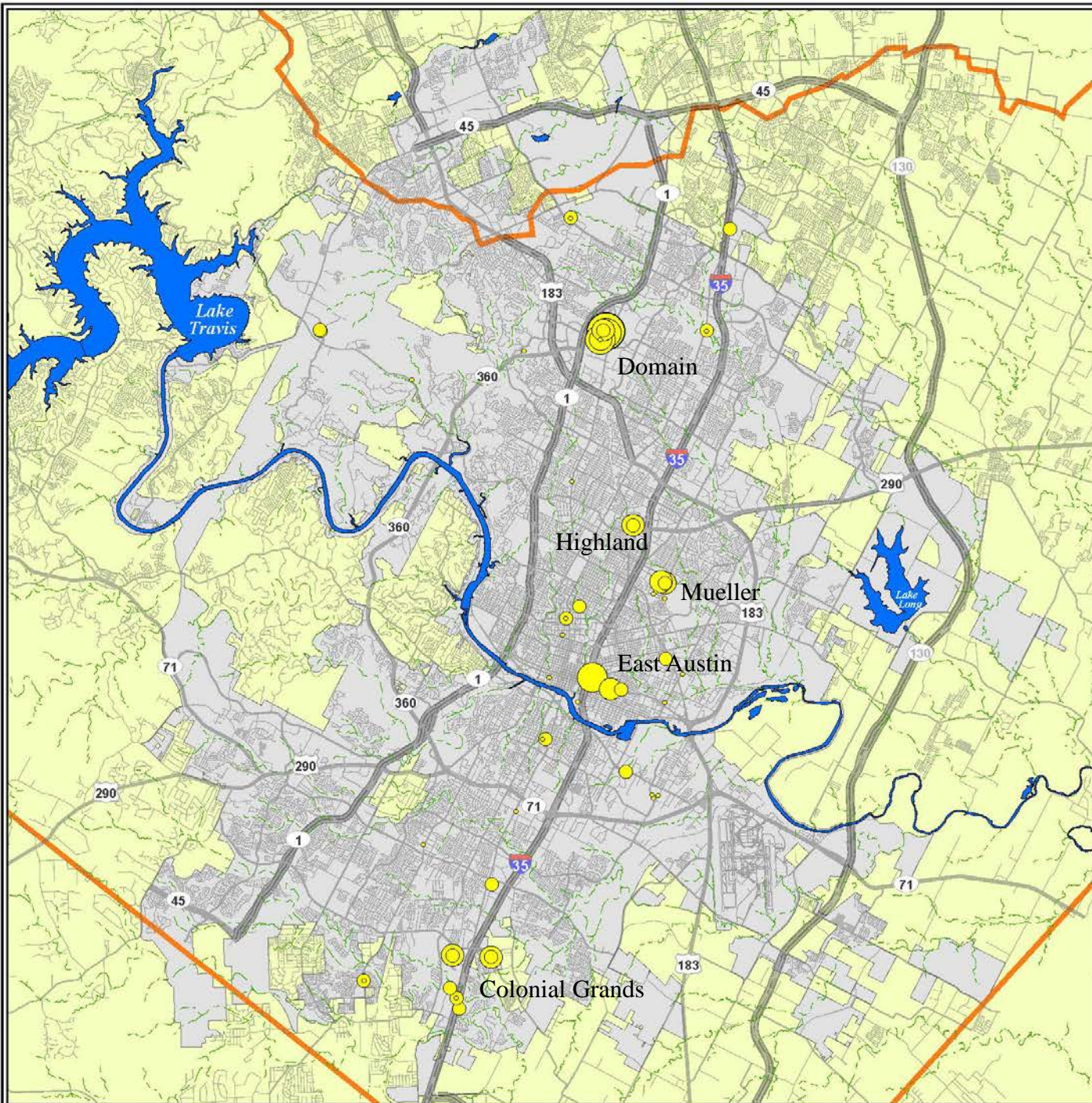
## 2016 Starts

### Units in Project

- Fewer than 20
- 20 to 50
- 50 to 100
- 100 to 300
- 300 Plus

Net Units = 9,378

City of Austin





# Multi-Family Housing Activity

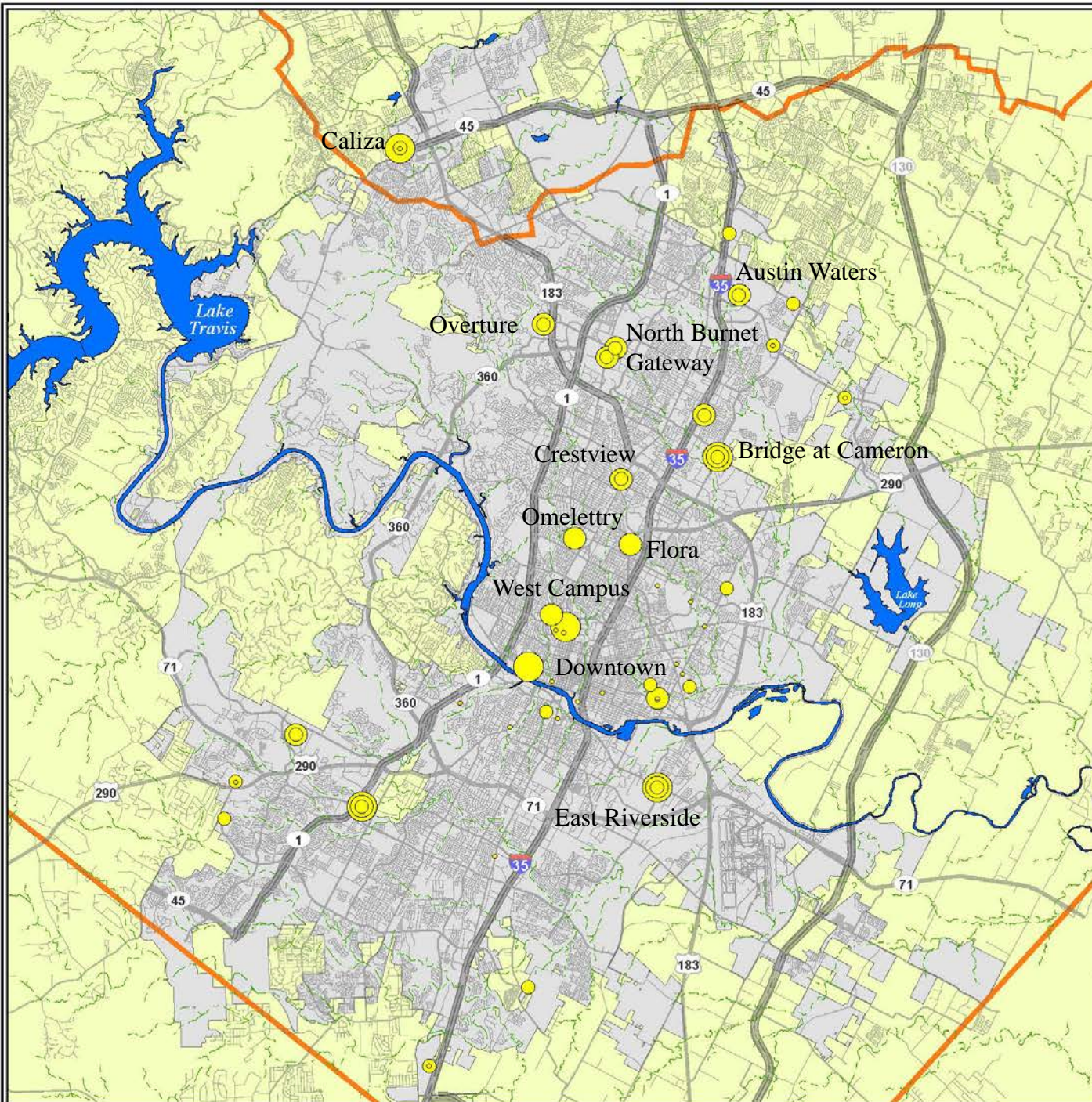
## 2017 Starts

### Units in Project

- Fewer than 20
- 20 to 50
- 50 to 100
- 100 to 300
- 300 Plus

Net Units = 11,706

City of Austin







If Austin continues along the Imagine Austin population growth trajectory...  
How much housing does Austin need into the future? Over the next 10 years?

**Population Increment / Household Size = Units Needed...**

(Using the Imagine Austin Population and Jobs Forecast)

- City of Austin ~ 75K to 80K (roughly 180K population increment)
- Imagine Austin Study Area ~ 95K to 100K (230K pop increment)
- Austin—Round Rock MSA ~ 270K to 280K (700K pop increment)

**Caveats:**

- Account for fluctuations in Vacancy Rate
- Enormous variation within Overall Household Size
- Market conditions and Constraints

Selected Demographic Data Themes

Ryan Robinson  
City Demographer  
City of Austin



