

# Who can afford Austin's Affordable housing?

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Austin Community Data Coalition





# 79

City-supported  
programs that  
impact affordability



# 60+

organizations  
work with  
Affordable housing  
residents

## Problem

Lack of centralized, standardized, shareable data on residents of Affordable housing units

## Collecting resident-level data in 78702

- We surveyed residents of City-supported Affordable housing complexes in 78702 for which 100% of the units are designated affordable.
- These units are restricted to households earning  $\leq 50\%$  of Median Family Income (MFI).

Median Income Limit	1 Person Household	2 Person Household	3 Person Household	4 Person Household
20%	11,400	13,000	14,650	16,280
* 30%	17,100	19,550	22,000	24,400
(30% MFI is defined by HUD as <i>extremely low-income</i> )				
40%	22,800	26,050	29,300	32,560
* 50%	28,500	32,600	36,650	40,700
(50% MFI is defined by HUD as <i>very low income</i> )				
* 60%	34,200	39,120	43,980	48,840
65%	37,050	42,350	47,600	52,910
70%	39,900	45,600	51,300	56,980
* 80%	45,600	52,100	58,600	65,100
(80% MFI is defined by HUD as <i>low-income</i> )				
100%	57,000	65,100	73,250	81,400
120%	68,400	78,150	87,900	97,680
140%	79,750	91,150	102,550	113,960

**AISD teacher**  
**\$45,774**

**Daycare teacher**  
**\$25,247**

**Cook**  
**\$20,700**

**Chef**  
**\$51,963**

**EMT**  
**\$34,030**

**Admin Assistant**  
**\$38,330**









FIGURE 3—INCOME OF RESPONDENTS

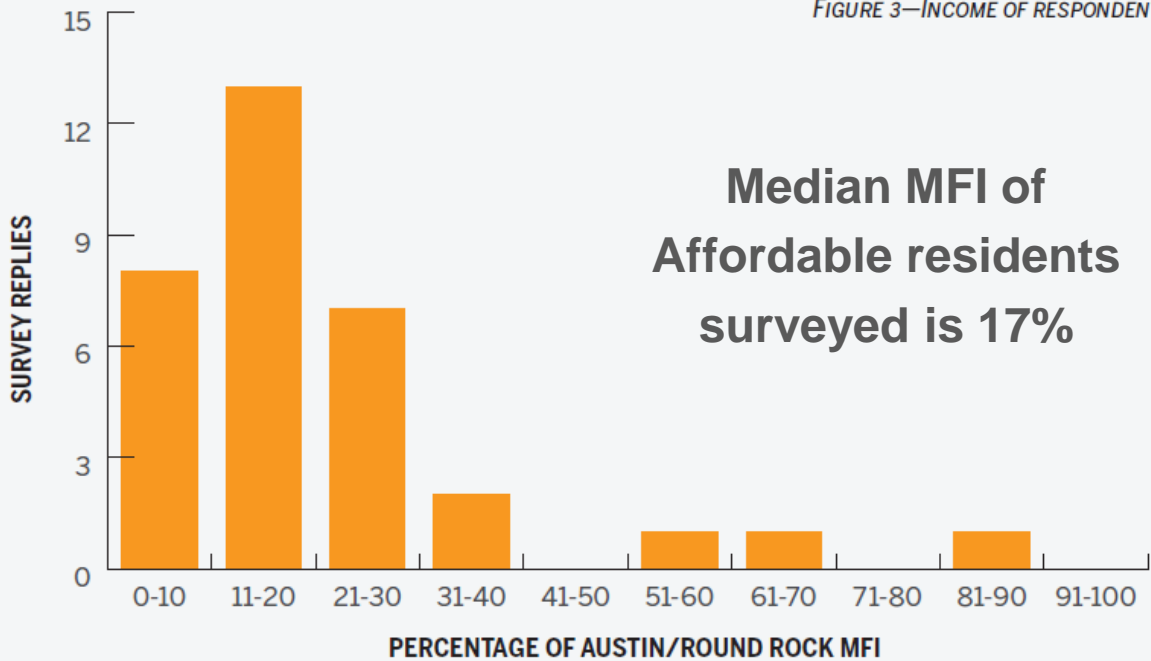
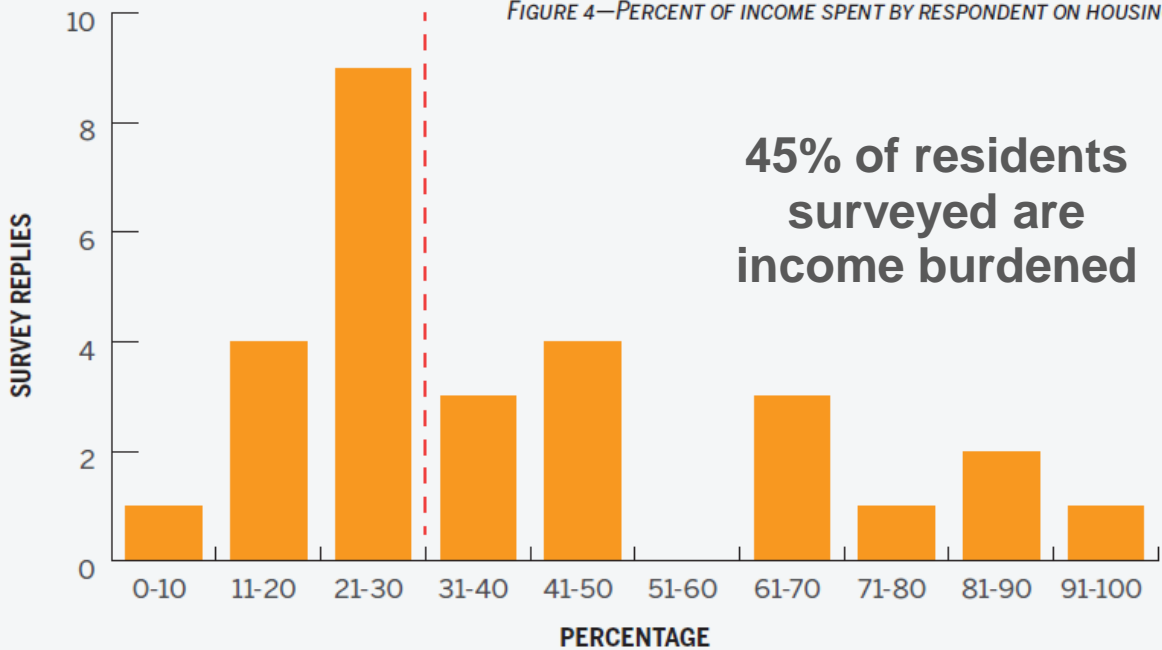


FIGURE 4—PERCENT OF INCOME SPENT BY RESPONDENT ON HOUSING



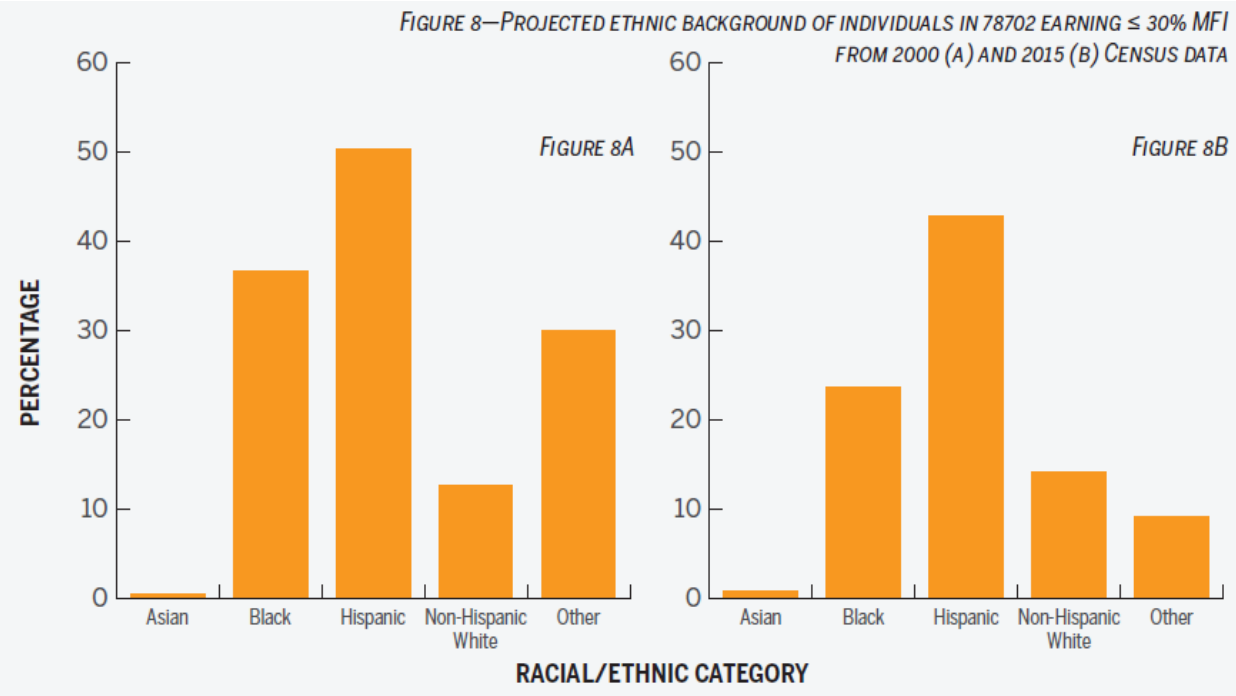
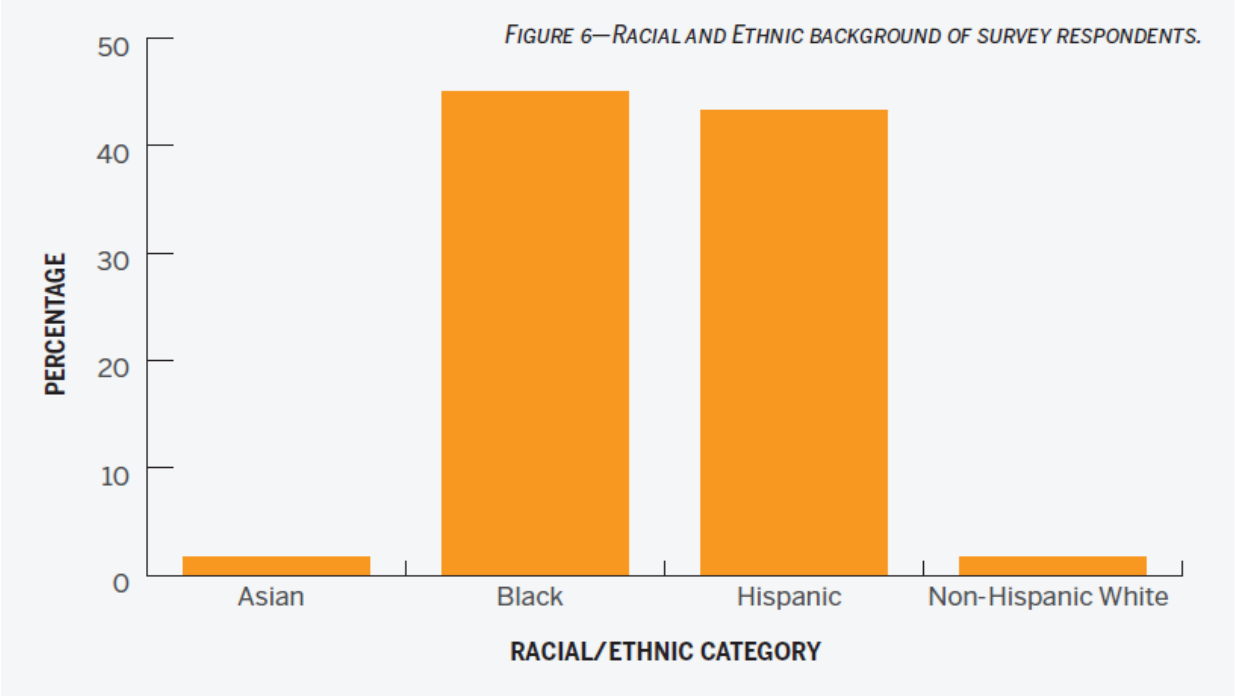


FIGURE 7—SOURCES RESIDENTS USED TO FIND AFFORDABLE HOUSING

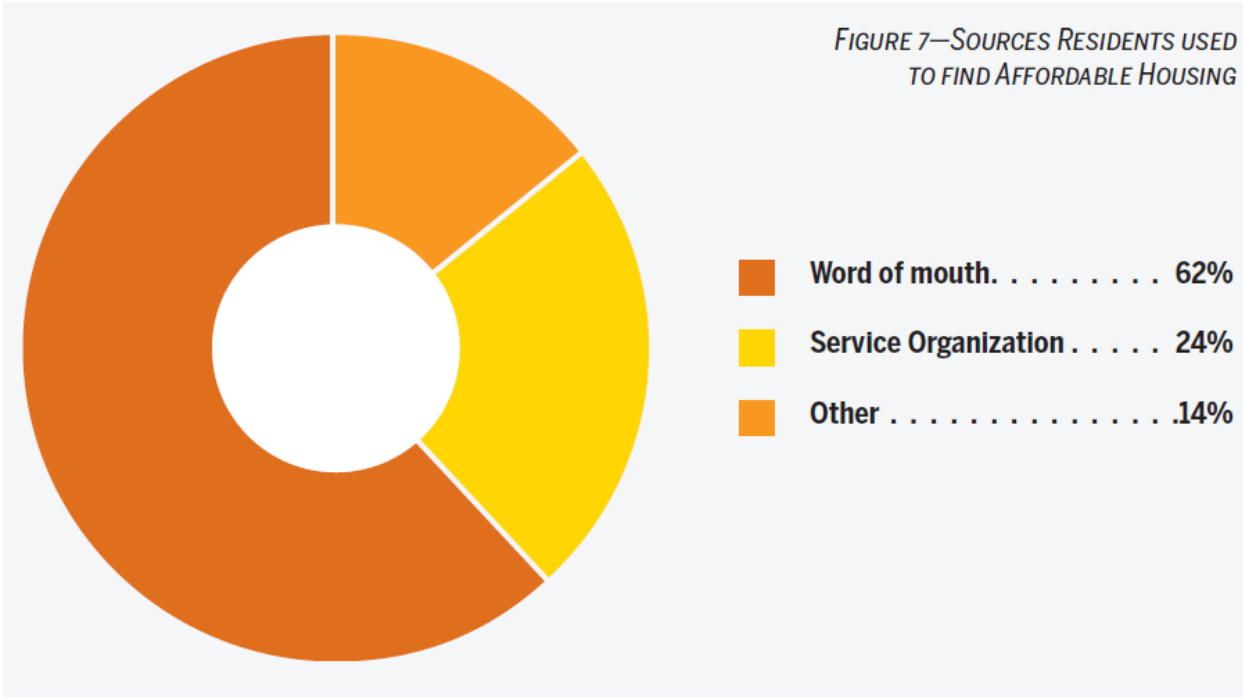
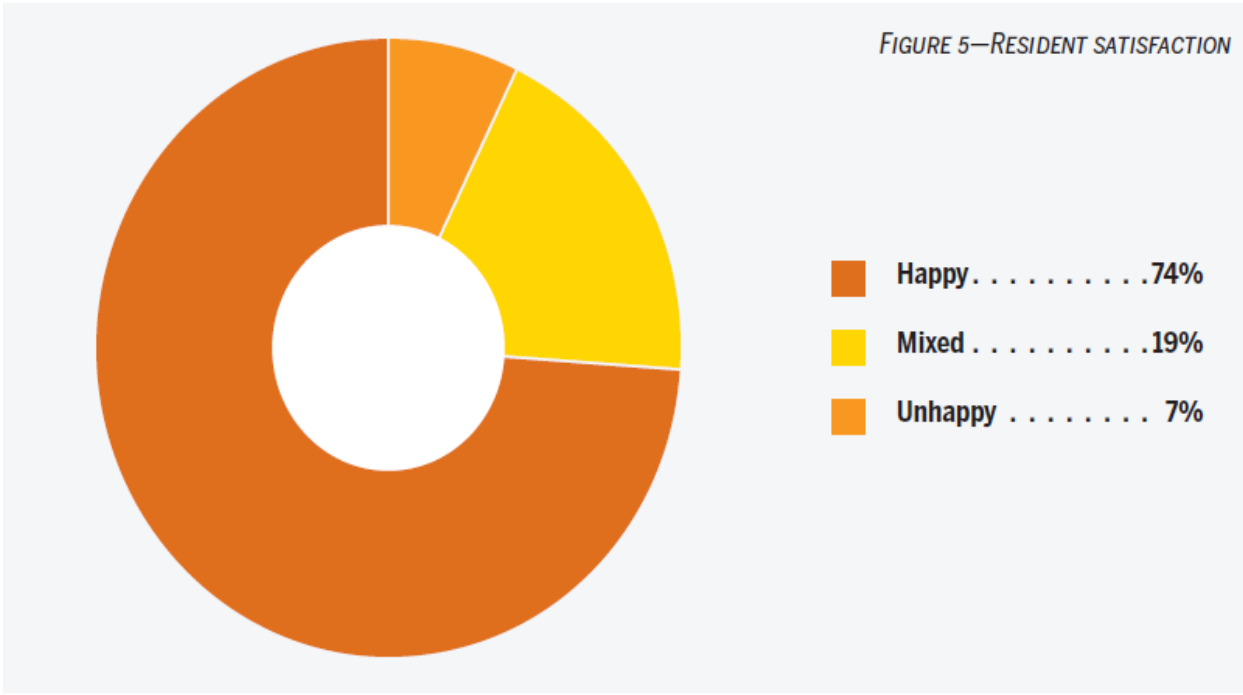


FIGURE 5—RESIDENT SATISFACTION



## Summary and Next Steps: 78702 Survey

- Data analysis, data sharing, and stronger enforcement must be built into Affordable programs.
- 100% Affordable housing complexes are serving extremely low income residents, with a gap between 20-80% MFI.
- 100% Affordable housing appears to curb demographic shifts.
- Digitization efforts risk exclusion of the current resident population.
- Next steps will focus on surveying residents of units built under Density Bonus/Developer Incentive program.

## Data Coalition Partners



**MEALS on WHEELS**  
CENTRAL TEXAS

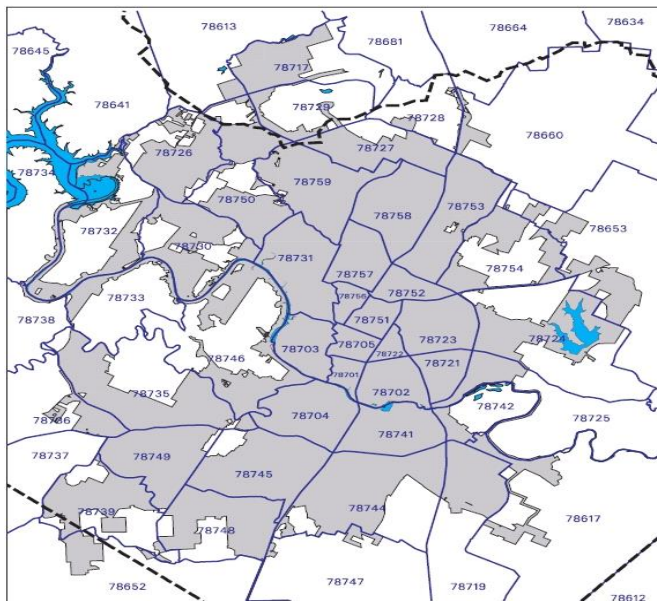


Austin Area  
Urban League



## Affordable Home Repair Survey Analysis

- Members of the Austin Home Repair Coalition (AHRC) provide lower income Austin home owners with repairs as part of the national Green and Healthy Home Initiative (GHHI).
- We analyzed 306 comprehensive home intake inventories used to assess home repair needs impacting 432 residents.



**Central East Austin is the most highly served geographic area, followed by Southeast, then Southwest, then Far East**

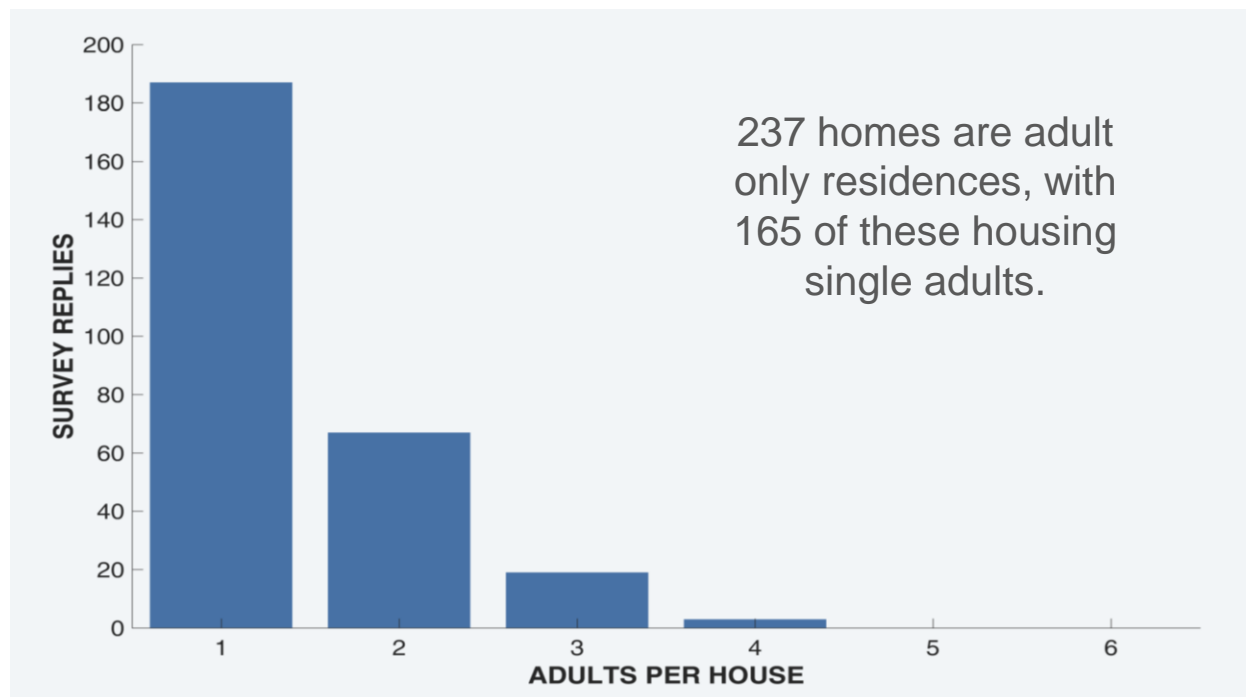
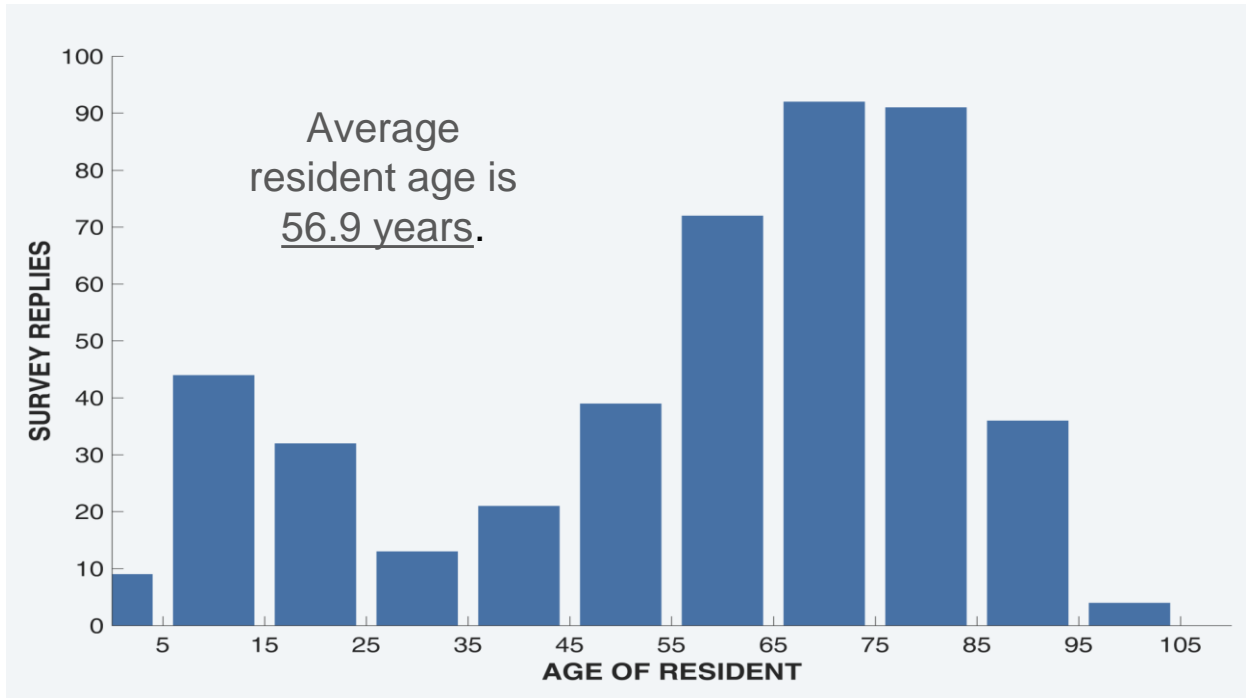
**237 of the 292 addresses served (84%) came from 7 ZIP codes:**

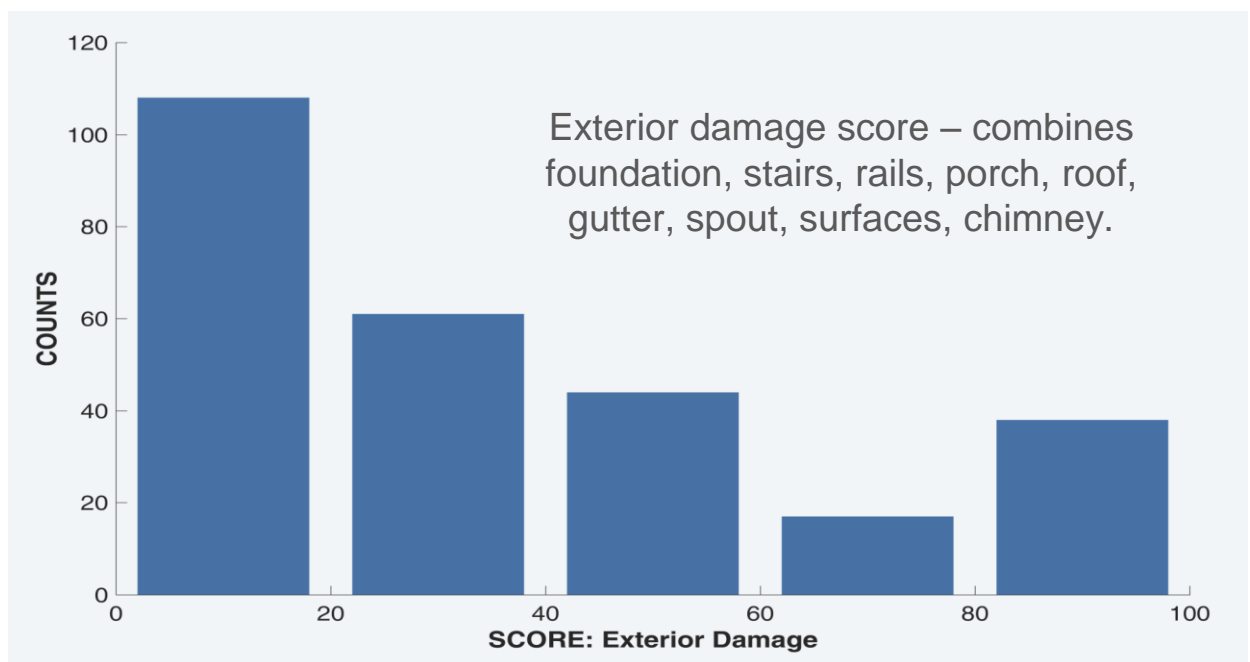
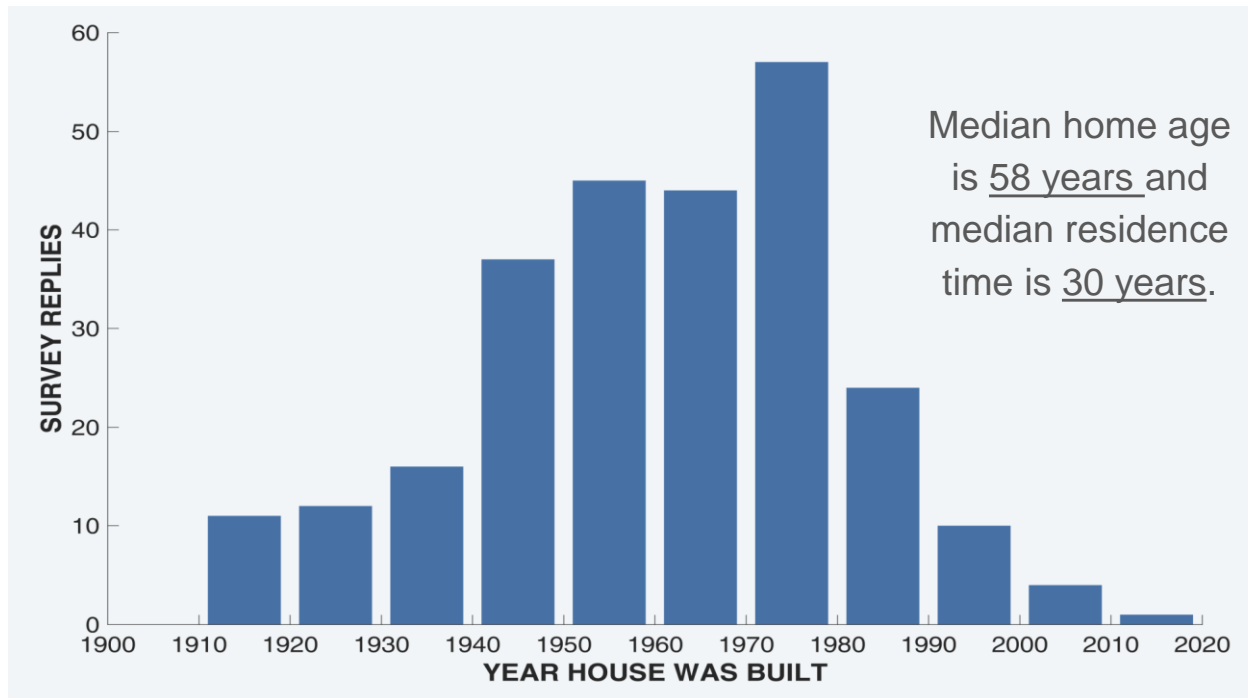
78702 Central East - 93  
78723 Central East - 29  
78721 Central East - 28

78741 Southeast - 26  
78744 Southeast - 21

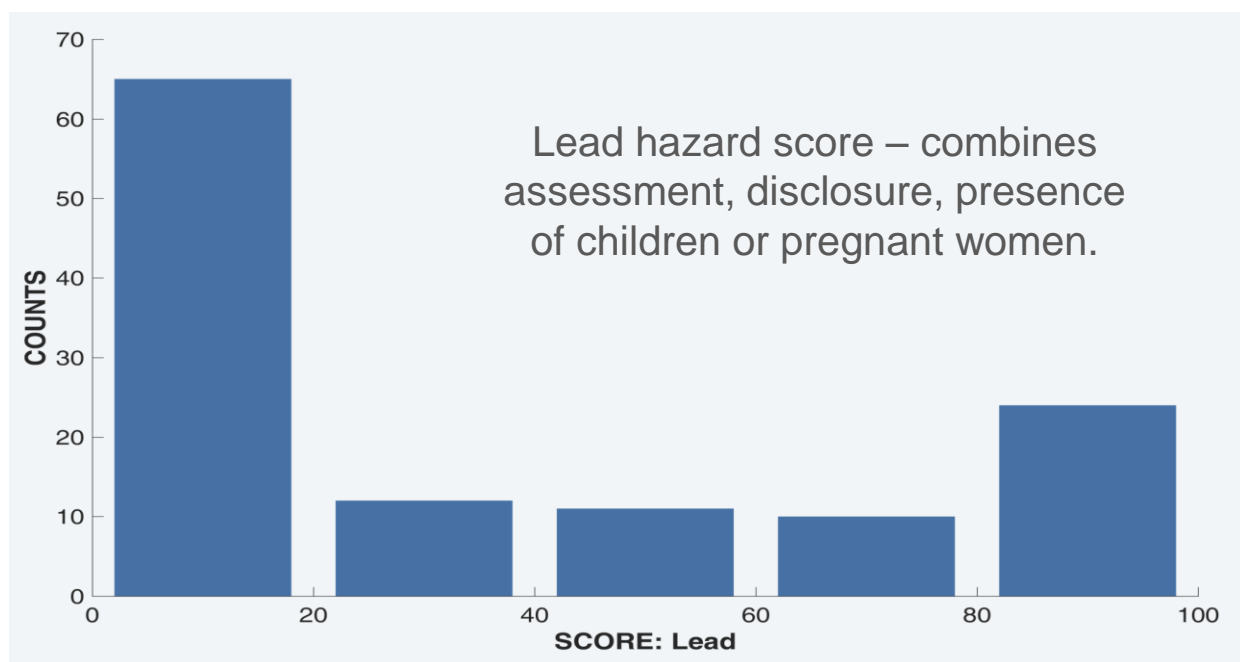
78745 Southwest - 23

78724 Far East - 17

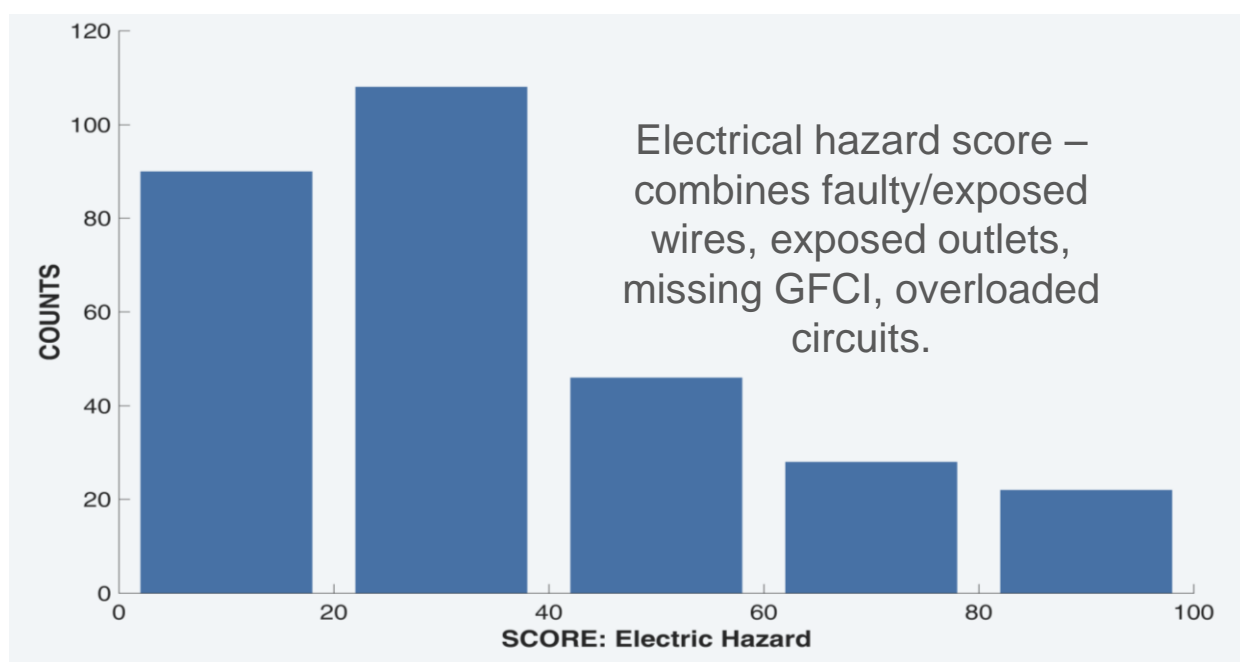




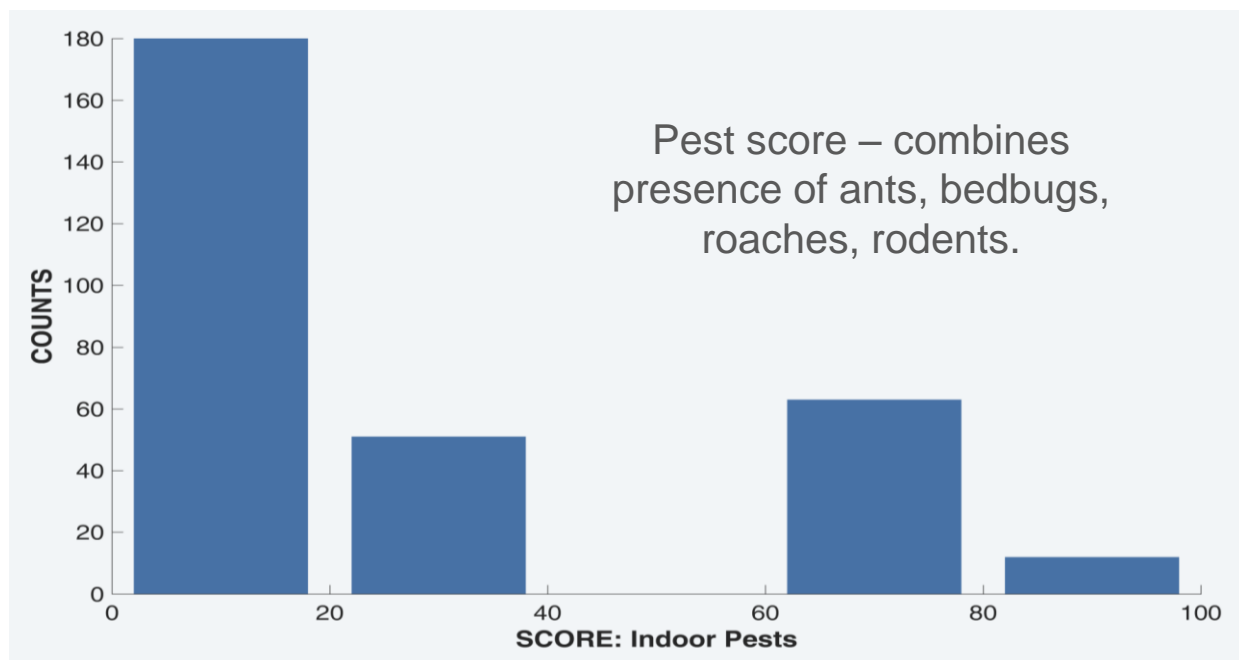
0 = no damage; 100 = maximum damage. All scores normalized by number of items included in the score.



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## Respiratory disease burden is high

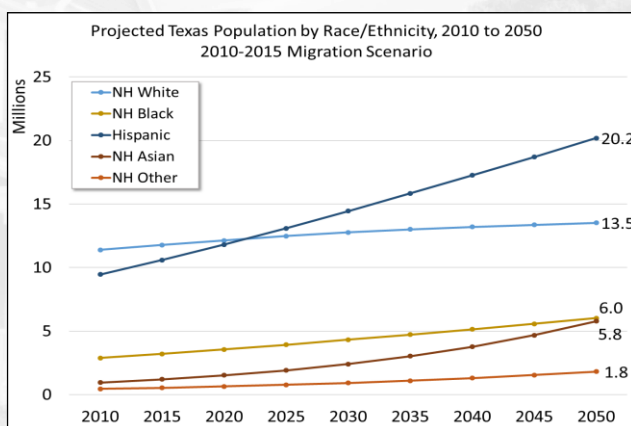
- Surveys tallied 300 respiratory conditions.
  - 81 severe respiratory conditions
  - 150 moderate respiratory conditions
  - 69 mild respiratory conditions
- There were 190 residents in 100 homes reporting these respiratory conditions.
  - 29 of these homes has a very high respiratory illness burden, with 3 or more conditions/resident.
  - 186 surveys skipped this section so these numbers are likely an underestimate of the problem.

## Summary and Next Steps: GHHI Survey

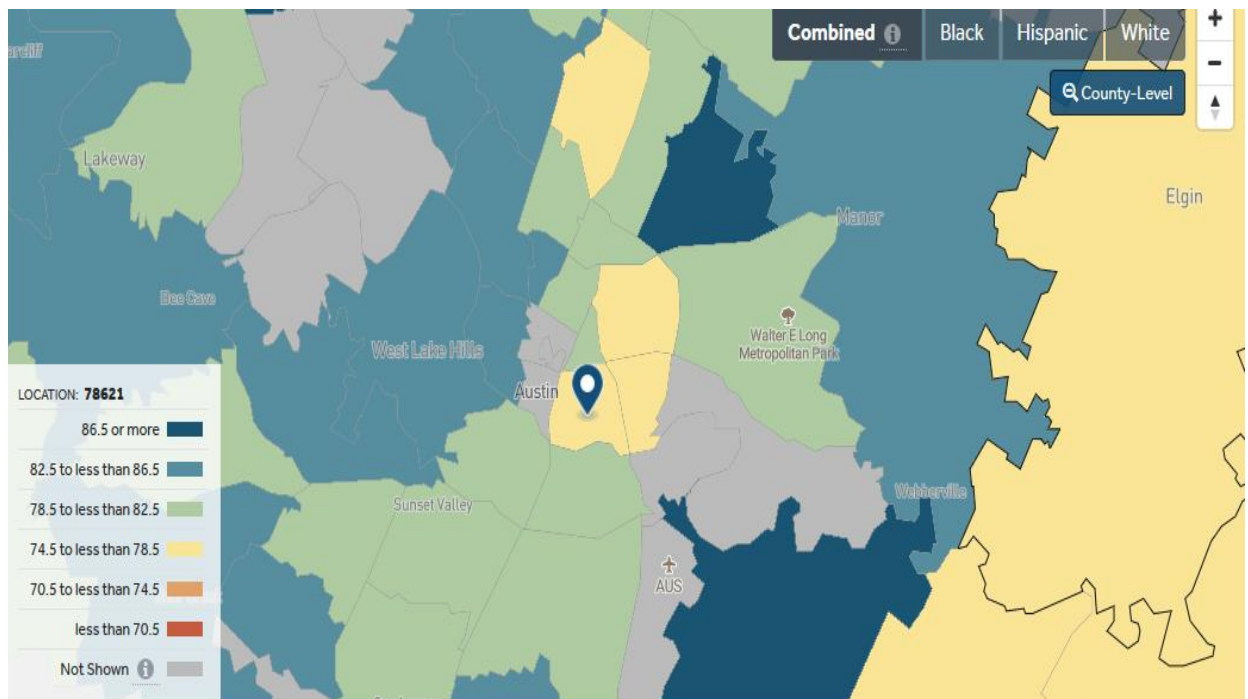
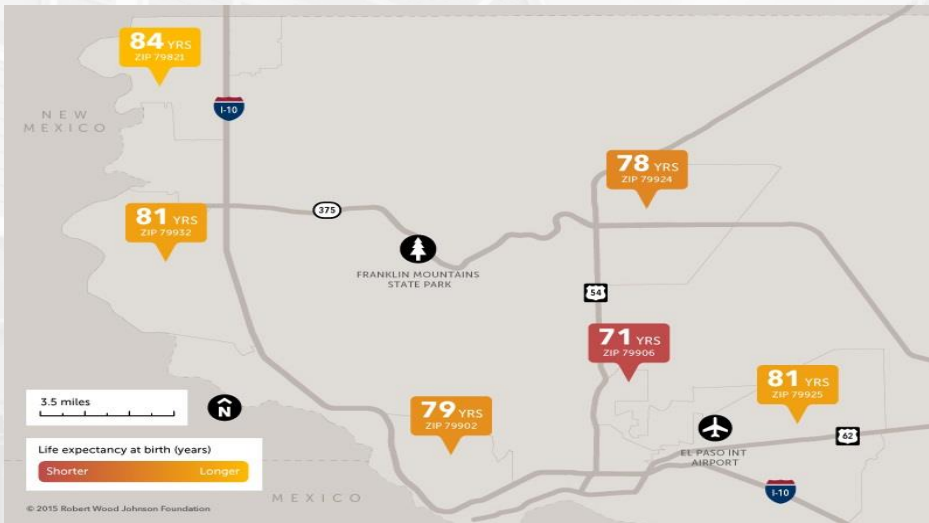
- The elderly and disabled populations are well represented among residents.
- More common issues include electrical systems, exterior structure, ventilation, pest control, stair condition, and moisture control.
- Less common issues include air conditioning, heating, sanitation, locks, and asbestos.
- There are lead-flagged homes that bear follow up.
- Next steps will focus on post surveys to assess impact of repairs.

## Demographic Projections for Texas in 2030

- Texas became “majority-minority” in 2005.
- Texas population in 2030 will be 34,894,429 - a 38.77% increase from 2010 population.
- US will be majority-minority in 2043.

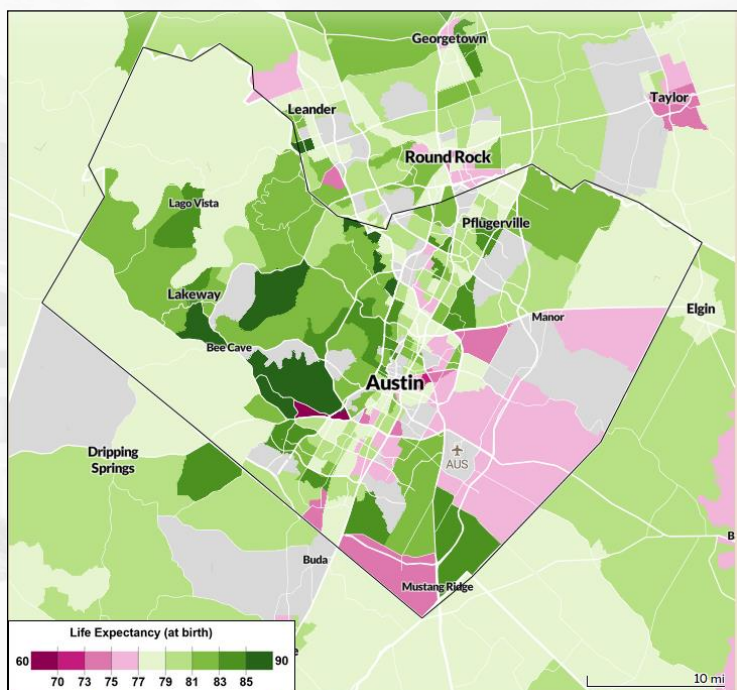


# ZIP Code Destiny

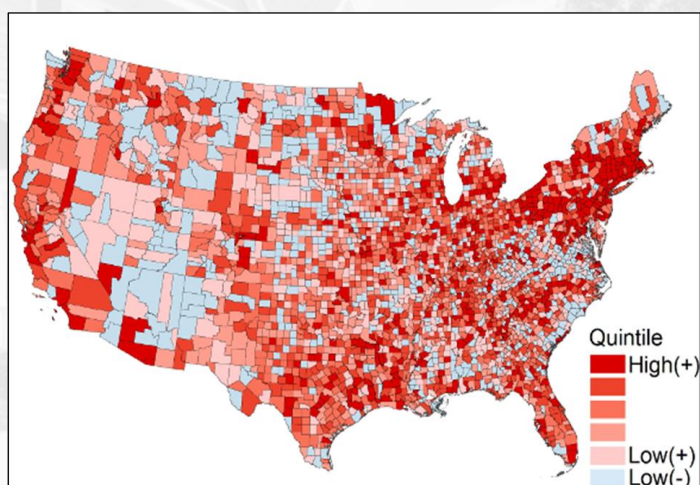


## Current Projects

- Partnering with the Austin Justice Coalition to survey residents in Census Tract 23.12, which has median life expectancy of 75.3 years
- Continuing post-repair surveys on a rolling basis with the Austin Housing Repair Coalition.



## Housing is an Environmental Justice Issue



# Jemez principles of democratic organizing

1. Be Inclusive
2. Emphasis on Bottom Up Organizing
3. Let People Speak for Themselves
4. Emphasis on Solidarity and Mutuality
5. Build Just Relationships among Ourselves
6. Commitment to Self-Transformation



## Summary of Points

- We need stronger tracking and accountability built into Affordable housing programs based on up-to-date, centralized, publicly available data.
- We need more ground-level research and implementation. Support coalitions, resident-led organizations, and community-engaged efforts that collect and apply resident-focused data.
- Multiple opportunity gaps exist for creating healthy home environments for long-term income-pressured residents and combining efforts focused on the resident and home.

## SPECIAL THANKS TO

- Desirae Parker and the STEM Research Scholars, Huston-Tillotson University
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- Jesse Porter, Simone Talma Flowers, and the member organizations of the Austin Housing Repair Coalition
- JP Connolly and Chas Moore at Austin Justice Coalition.

## Austin Community Data Coalition

ACDC is a research and education nonprofit that addresses data gaps in areas of civic and community significance. We want to equip policymakers and stakeholders with clear, understandable data that helps them assess policy impacts on intended beneficiaries.



Executive Director: Amanda Masino, Ph.D

Director of Operations: Alexis Taylor

Data Analyst: Leon Vanstone, Ph.D.



Board Members: Colette Pierce-Burnette, Karen Magid, Desirae Parker, Ashley Phillips, Jesse Porter.

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