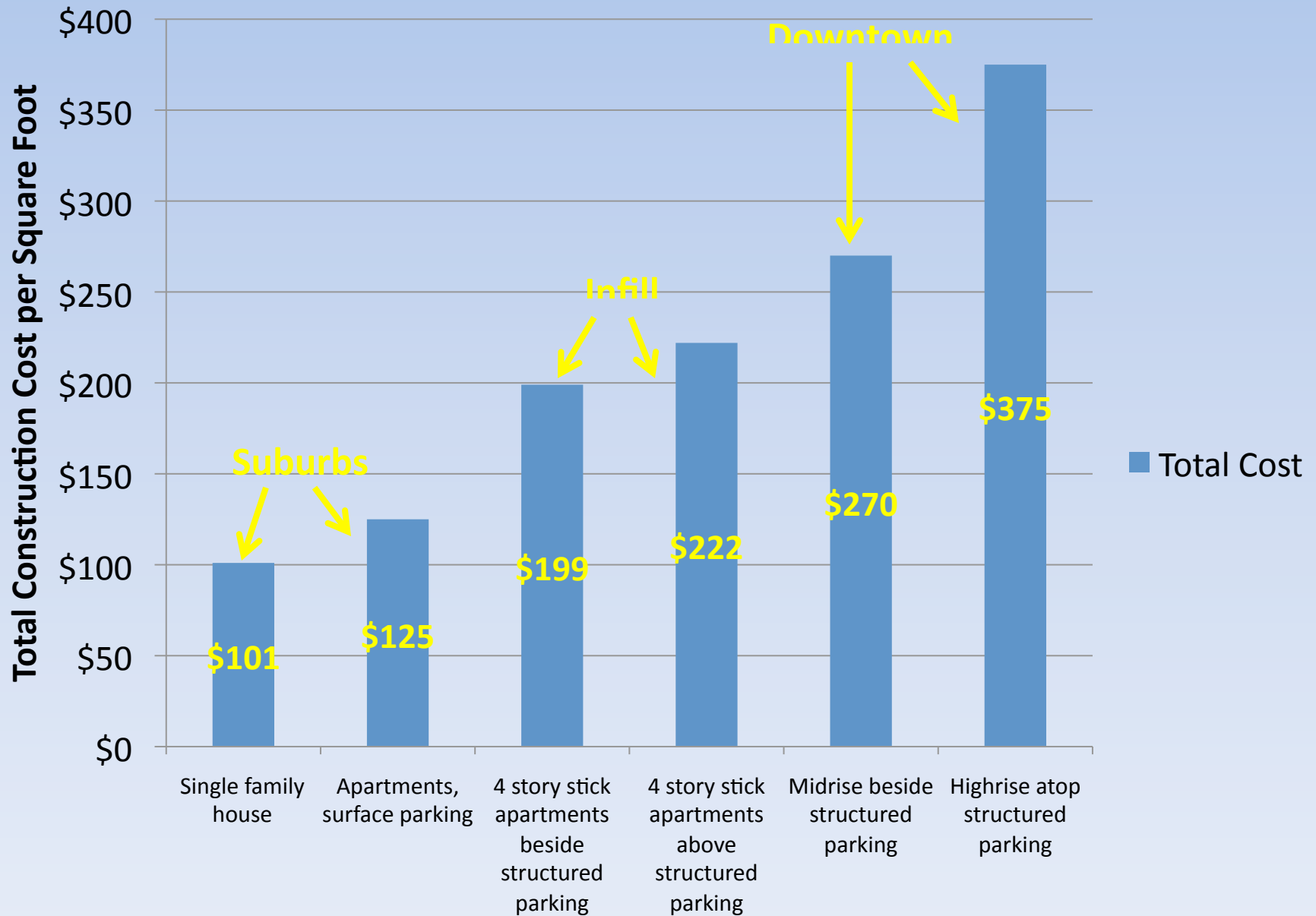


# Housing Costs and Impact on Demographics

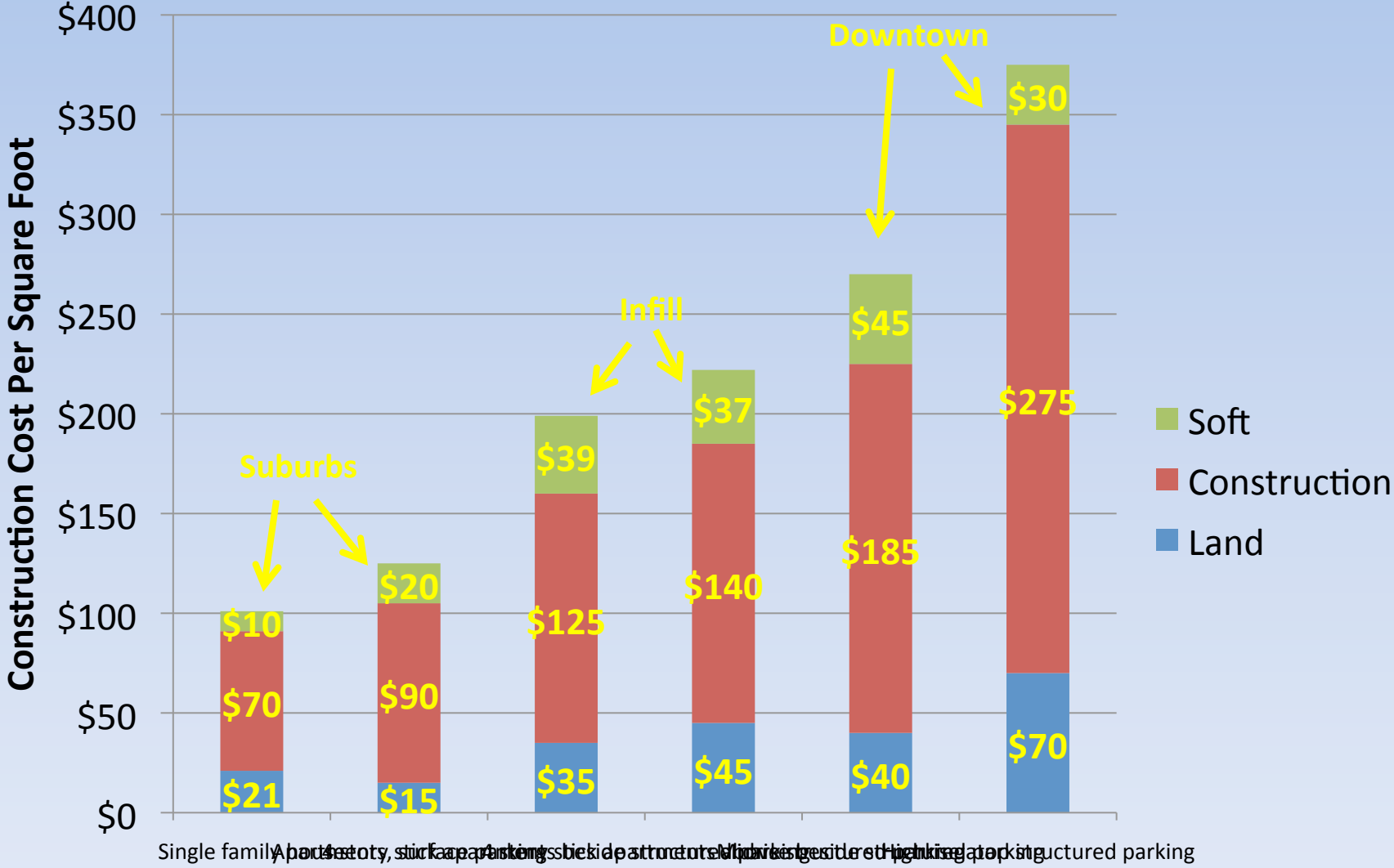
The Conundrum of Infill vs. Sprawl

**SORTING**

## Total Construction Cost – No Profit



# Cost to Build Different Structures



## High Rise Residential Projects

Property	Av. Unit Size	Rent Per Ft.	Av. Total Rent
Ashton	1,320	\$2.92	\$3,853
The Monarch	1,265	\$2.43	\$3,080
Gables Park Tower	995	\$2.93	\$2,921
Whitley	886	\$2.95	\$2,618
Skyhouse Austin	921	\$2.43	\$2,240
Riverview	925	\$2.20	\$2,031

Source : Axiometrics 5/1/14

## Whitley Units and Rents High Rise Project

<b>BR/BA Size</b>		<b>Rent</b>	<b>Rent/Ft.</b>
Efficiency	514	\$1,770	\$3.44
Efficiency	525	\$1,675	\$3.19
Efficiency	527	\$1,675	\$3.18
Efficiency	529	\$1,770	\$3.35
Efficiency	543	\$1,560	\$2.87
Efficiency	544	\$1,560	\$2.87
1/1	698	\$1,995	\$2.86
1/1	727	\$1,995	\$2.74
1/1	731	\$2,020	\$2.76
1/1	776	\$2,335	\$3.01
1/1	776	\$2,410	\$3.11
1/1	778	\$2,235	\$2.87
1/1	825	\$2,435	\$2.95
1/1	864	\$2,295	\$2.66
1/1	864	\$2,460	\$2.85
1/1	910	\$2,430	\$2.67
1/1	911	\$2,745	\$3.01
1/1	1017	\$2,795	\$2.75
1/1	1017	\$2,760	\$2.71
2/2	1017	\$2,575	\$2.53
2/2	1224	\$3,685	\$3.01
2/2	1232	\$3,935	\$3.19
2/2	1254	\$3,520	\$2.81
2/2	1291	\$4,035	\$3.13
2/2	1312	\$3,675	\$2.80
2/2	1378	\$4,800	\$3.48

Source : Axiometrics 5/1/14

## Vertical Mixed Use Units and Rents

Property	Av. Unit Size	Rent Per Ft.	Av. Total Rent
Post South Lamar	942	\$1.86	\$1,751
Sabina	832	\$1.91	\$1,588
South Shore	1,010	\$1.76	\$1,776
Gables 5 <sup>th</sup> Street Commons	864	\$2.21	\$1,912
City View at SoCo	963	\$1.88	\$1,814
Burnet Flats	797	\$1.91	\$1,526

Source : Axiometrics 5/1/14

## Post South Lamar – Unit mix and rents Vertical Mixed Use Project

<u>BR/BA</u>	<u>Size</u>	<u>Rent</u>	<u>Rent/Ft.</u>
Efficiency	593	\$1,340	\$2.26
1/1	703	\$1,503	\$2.14
1/1	713	\$1,503	\$2.11
1/1	743	\$1,498	\$2.02
1/1	756	\$1,527	\$2.02
1/1	803	\$1,550	\$1.93
1/1	804	\$1,540	\$1.92
1/1	846	\$1,565	\$1.85
1/1	871	\$1,545	\$1.77
1/1	900	\$1,599	\$1.78
1/1	993	\$1,732	\$1.74
1/1	1022	\$1,688	\$1.65
1/1	1047	\$1,772	\$1.69
1/1	1176	\$1,980	\$1.68
2/2	986	\$1,795	\$1.82
2/2	1146	\$2,005	\$1.75
2/2	1308	\$2,351	\$1.80
2/2	1310	\$2,601	\$1.99

Source : Axiometrics 5/1/14

Project	Av. Rent	Av. Size	Afford. Rent Med. Fam.	Subsidy
Ashton	\$3,853	1,320	\$1,662	\$2,191
The Monarch	\$3,080	1,265	\$1,662	\$1,418
Gables Park Tower	\$2,921	995	\$1,662	\$1,259
Whitley	\$2,618	886	\$1,662	\$956
Skyhouse Austin	\$2,240	921	\$1,662	\$578
Riverview	\$2,031	925	\$1,662	\$369
Post South Lamar	\$1,751	942	\$1,662	\$89
Sabina	\$1,588	832	\$1,662	<b>\$74</b>
South Shore	\$1,776	1,010	\$1,662	\$114
Gables 5 <sup>th</sup> Street Commons	\$1,912	864	\$1,662	\$250
City View at SoCo	\$1,814	963	\$1,662	\$152
Burnet Flats	\$1,526	797	\$1,662	<b>\$136</b>





King Kong couldn't afford the rent either.

<b><u>Property Name</u></b>	<b><u>Stories</u></b>	<b><u>Units</u></b>	<b><u>Av. Size</u></b>	<b><u>Av. Rent</u></b>	<b><u>\$/Ft.</u></b>
Gables West Avenue	4	239	819	\$1,939	\$2.37
Cityview at SoCo	4	253	963	\$1,814	\$1.88
AML I Eastside	4	290	956	\$1,634	\$1.71
Red River Flats	4	120	958	\$1,724	\$1.80
Gables 5th Street Commons	4	150	864	\$1,912	\$2.21
District at SoCo	4	215	796	\$1,456	\$1.83
South Shore District I	4	250	1,010	\$1,776	\$1.76
South Shore District II	4	162	1,128	\$2,079	\$1.84
Eleven	4	257	803	\$1,761	\$2.19
404 Rio Grande At West 5th	5	141	985	\$2,009	\$2.04
AML I 300	5	154	973	\$1,981	\$2.04
Crescent Austin	5	169	717	\$1,531	\$2.14
Cole	5	119	1,080	\$1,989	\$1.84
Gables Pressler	5	168	903	\$1,926	\$2.13
21 Pearl	5	135	772	\$1,735	\$2.25
Post South Lamar	5	298	942	\$1,751	\$1.86
Sabina Apartments	5	298	832	\$1,588	\$1.91
Gibson Flats	5	192	788	\$1,658	\$2.10
AML I South Shore	6	375	887	\$1,605	\$1.81
AML I Downtown	7	220	974	\$2,210	\$2.27
Gables Park Plaza	8	290	911	\$2,127	\$2.34
RiverView	11	302	925	\$2,031	\$2.20
Whitley Apartments	17	268	886	\$2,618	\$2.95
AML I on 2ND	18	231	898	\$2,269	\$2.53
Gables Park Tower	18	194	995	\$2,921	\$2.93
Skyhouse Austin	23	320	921	\$2,240	\$2.43
The Monarch by Windsor	29	305	1,265	\$3,080	\$2.43
Windsor On The Lake	31	178	1,154	\$2,329	\$2.02
Ashton Austin	36	259	1,320	\$3,853	\$2.92

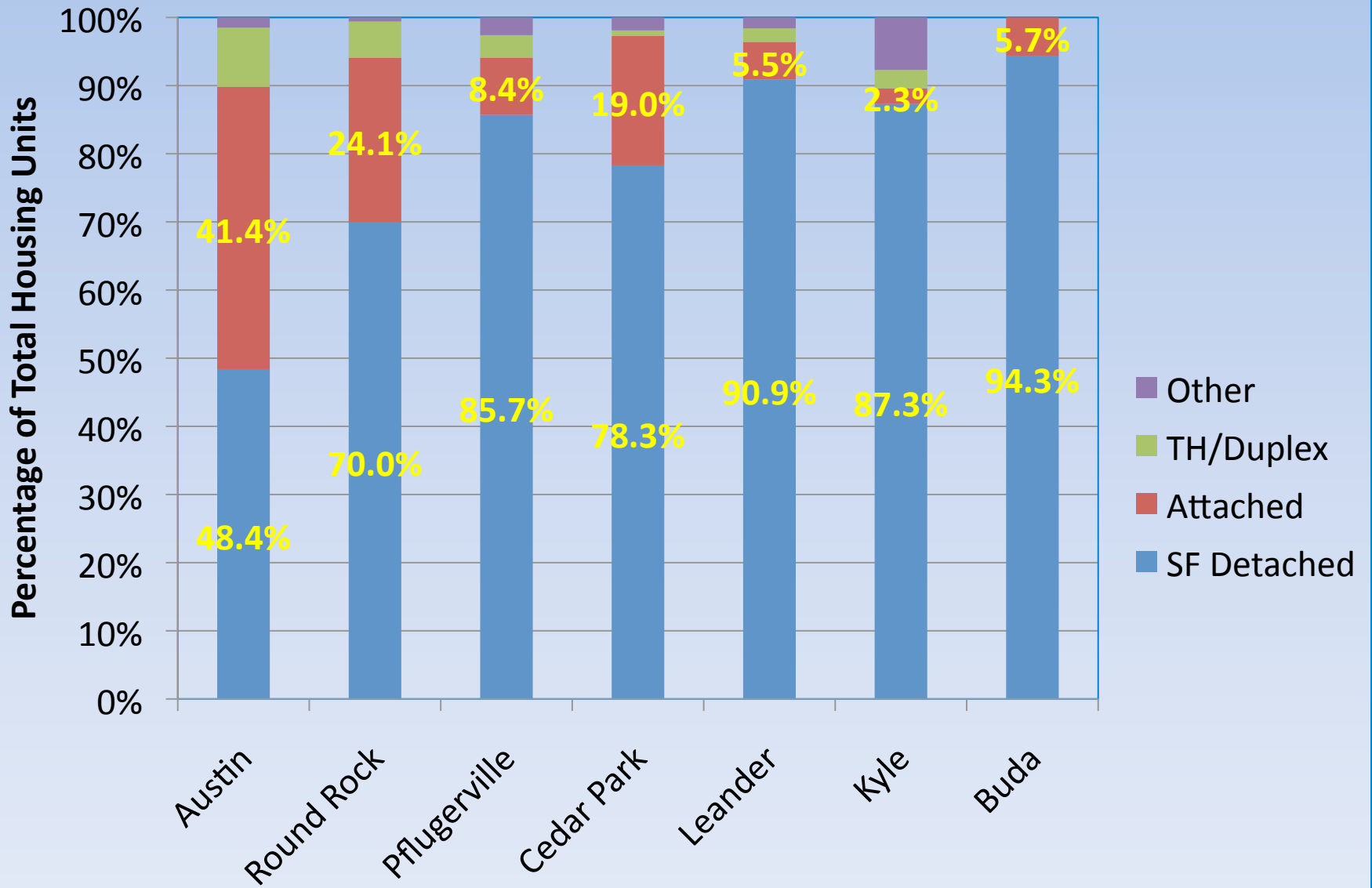
Source : Axiometrics 5/1/14

## Median List Price for Houses

City	Median List Price	Median House Size	Price per Square Foot
Austin	\$332,000	1698	\$195
Round Rock	\$265,000	2092	\$127
Pflugerville	\$218,800	1862	\$118
Cedar Park	\$310,000	2105	\$147
Leander	\$244,500	1851	\$132
Kyle	\$168,000	1736	\$97
Buda	\$229,700	1938	\$119

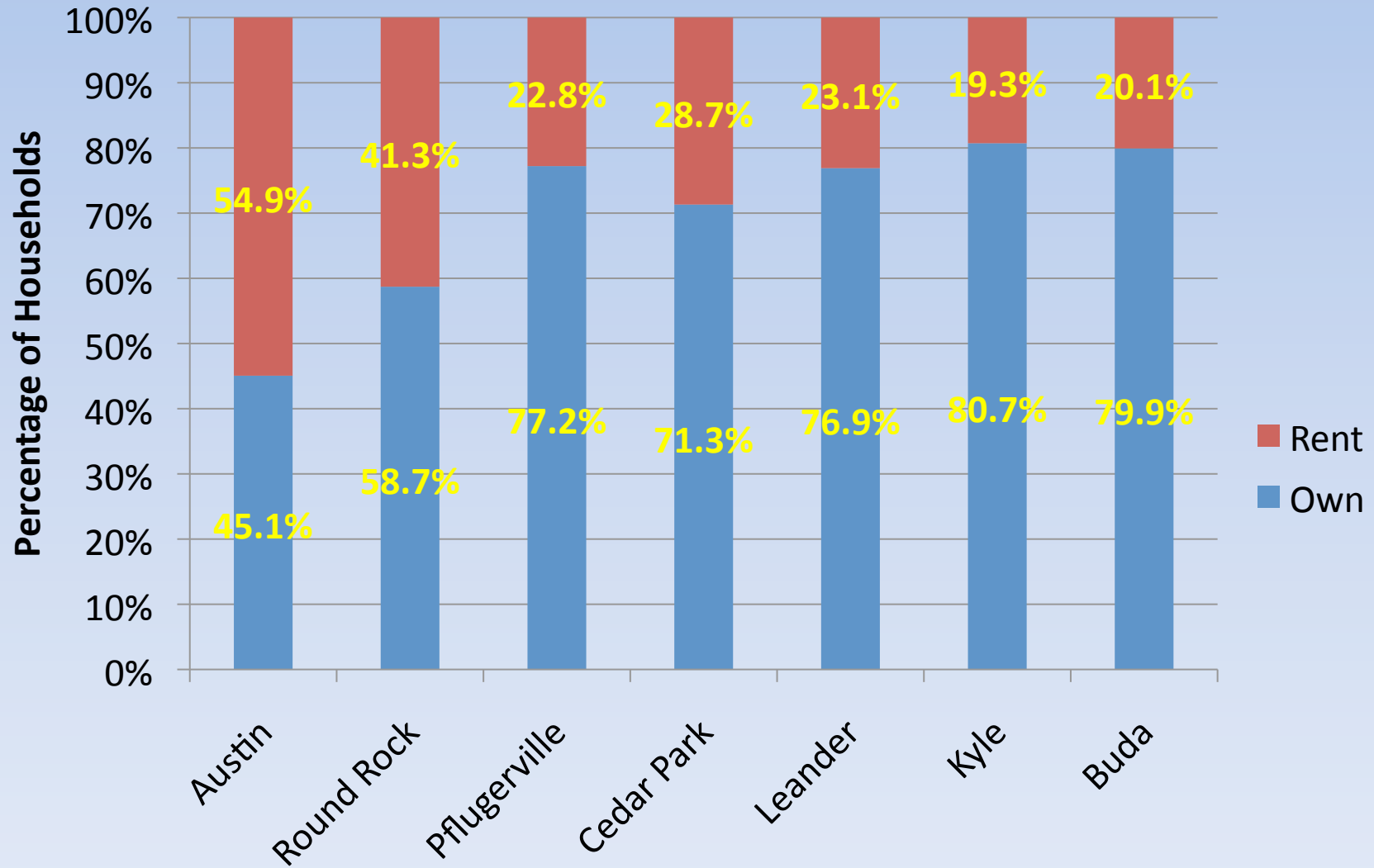
Source : Zillow (5/1/2014)

## Mix of Housing Type



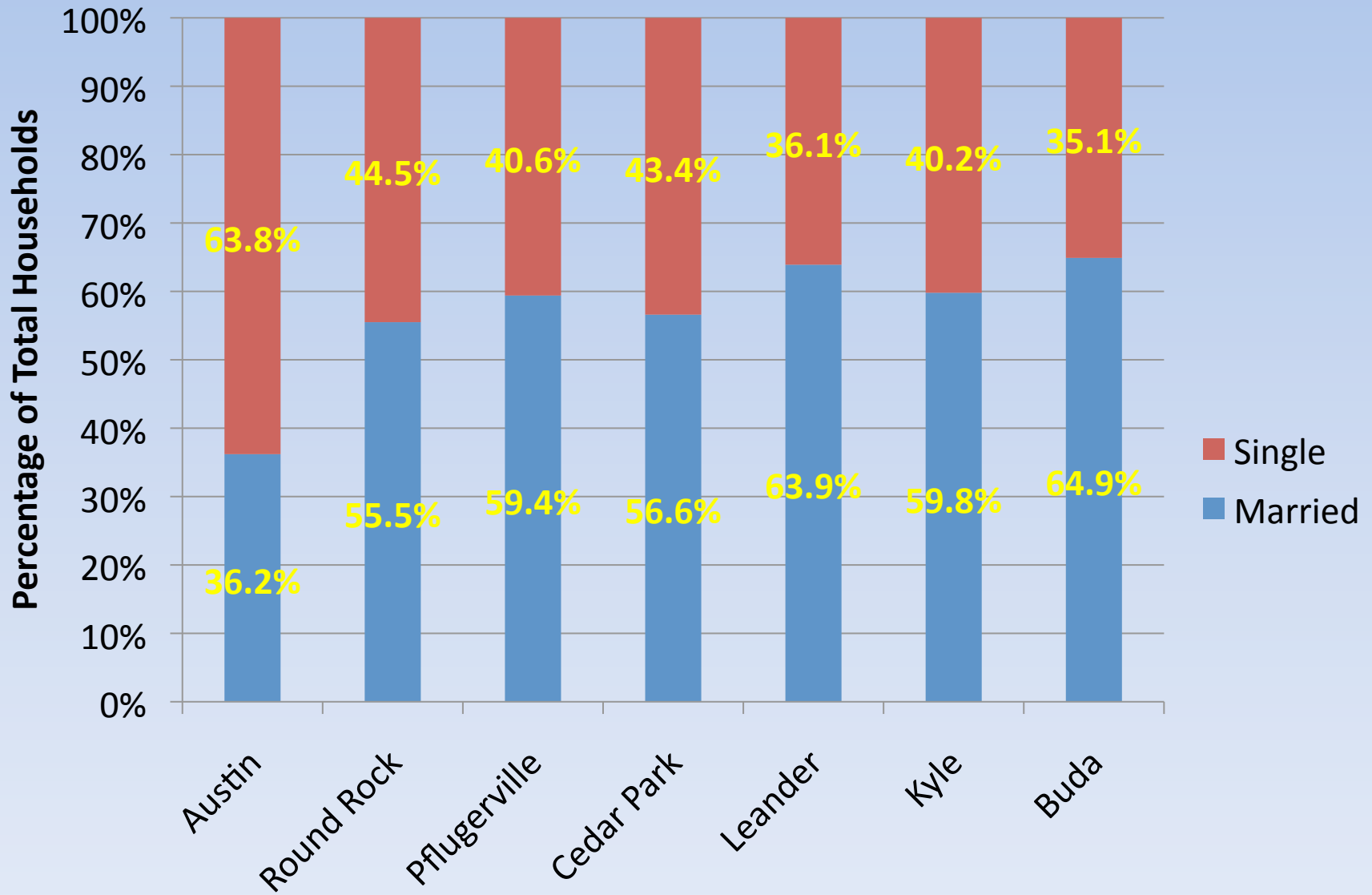
Source : 2010 American Community Survey

## Own - Rent



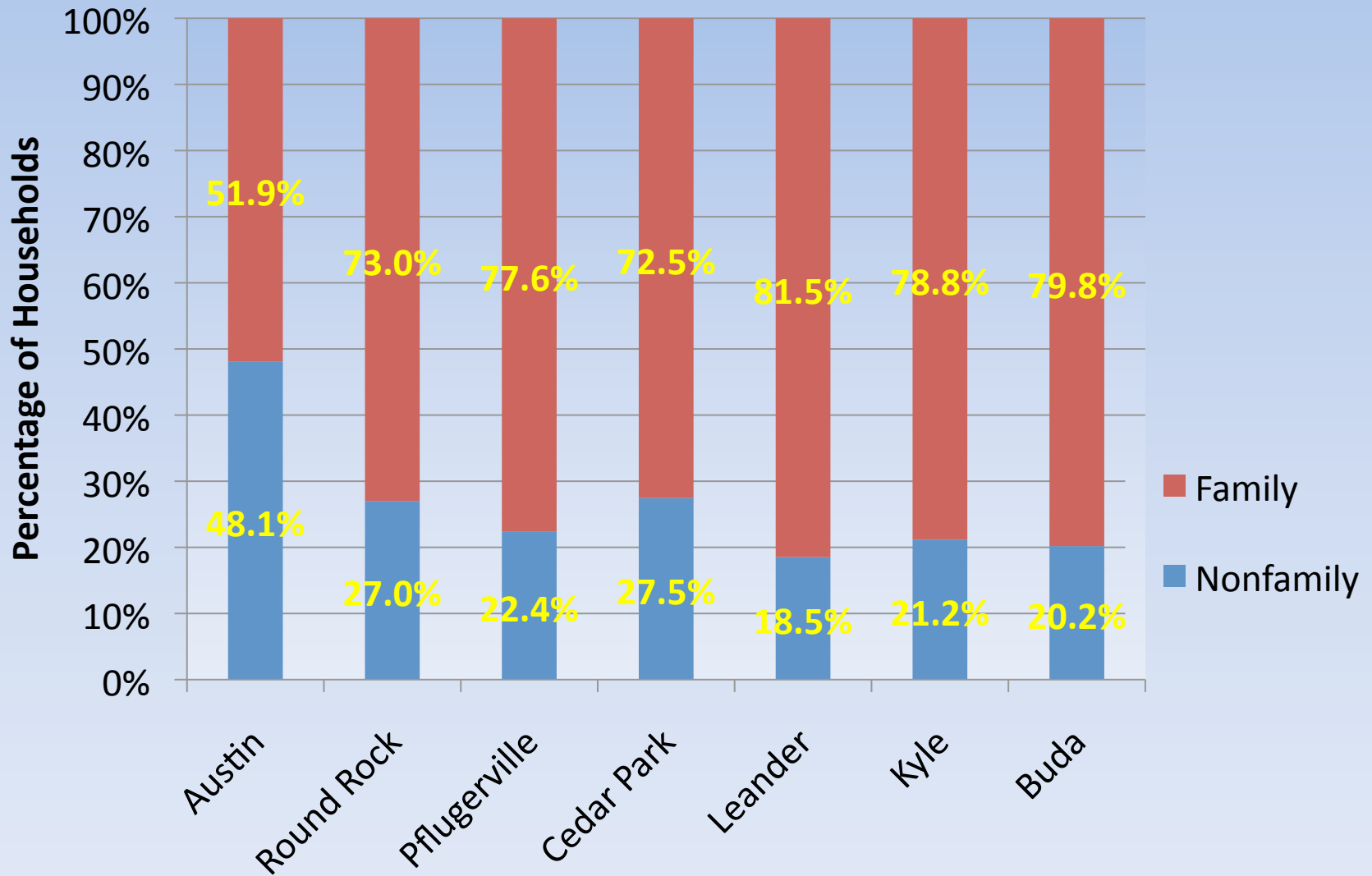
Source : 2010 American Community Survey

## Single and Married Households



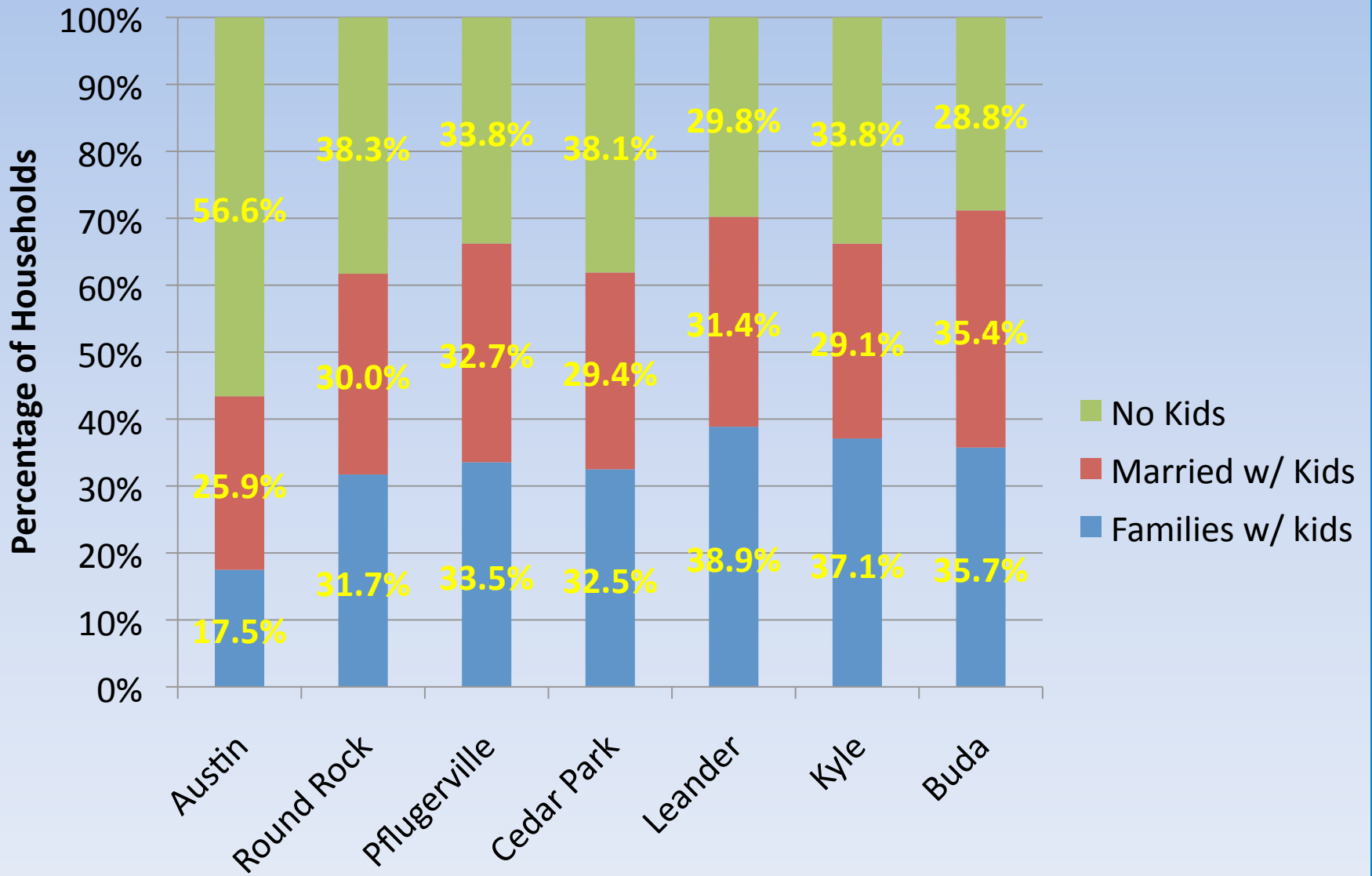
Source : 2010 American Community Survey

## Family – Nonfamily Households



Source: 2010 American Community Survey

## Households With Kids Under 18



Source : 2010 American Community Survey



## Demographics – Age Distribution

Age	Austin	RR	Pflug.	CP	L	Kyle	Buda
<u>0-4</u>	<b>7.3%</b>	8.8%	7.8%	8.6%	9.5%	9.9%	9.9%
<u>5-9</u>	<b>6.4%</b>	9.3%	8.9%	8.9%	10.4%	10.1%	9.0%
<u>10-19</u>	<b>11.9%</b>	15.4%	16.2%	15.3%	16.6%	15.5%	13.2%
<u>20-34</u>	<b>31.8%</b>	22.0%	19.1%	20.3%	20.2%	24.4%	21.3%
<u>35-44</u>	<b>14.8%</b>	17.6%	17.8%	18.5%	18.6%	17.9%	17.8%
<u>45-59</u>	<b>17.1%</b>	18.1%	20.3%	18.4%	16.5%	14.7%	17.8%
<u>60+</u>	<b>10.8%</b>	8.9%	9.8%	10.1%	8.2%	7.1%	10.9%

Source : 2000 and 2010 American Community Survey

## Families - Changes in Demographics 2000-2010

	2000	2010
Married	38.1%	36.2%
Single	61.9%	63.8%
Kids under 18	26.8%	26.0%
Family	53.3%	51.9%
Non Family	46.7%	48.1%

Source : 2000 and 2010 American Community Survey

## Race – Austin Changes in Demographics 2000-2010

Race	2000	2010
White	52.9%	48.7%
Hispanic	30.5%	35.1%
African American	10.0%	7.7%
Asian	4.7%	6.2%
Other	1.9%	2.3%

Source : 2000 and 2010 American Community Survey

## Pflugerville – Changes in Race

Race	2000	2010
White	67.9%	47.4%
Hispanic	16.7%	27.7%
African American	8.3%	15%
Asian	3.8%	7.3%
Other	3.3%	2.6%

Source : 2000 and 2010 American Community Survey

## Changes in Austin Household Income 2000-2010

Income	2000	2010	\$ Inc/Dec
<\$10K	9.3%	8.3%	-10.8%
\$10-\$14,999	5.5%	4.7%	-14.5%
\$15-\$24,999	12.3%	9.7%	-21.1%
<b>\$25-\$34,999</b>	<b>13.4%</b>	<b>10.7%</b>	<b>-20.1%</b>
<b>\$35-\$49,999</b>	<b>16.4%</b>	<b>14.7%</b>	<b>-10.4%</b>
<b>\$50-\$74,999</b>	<b>19.2%</b>	<b>17.5%</b>	<b>-8.9%</b>
\$75-\$99,999	10.4%	11.4%	+9.6%
\$100-\$149,000	8.2%	12.3%	+50.0%
\$150-\$199,999	2.5%	5.1%	+104.0%
\$200,000+	2.8%	5.7%	+103.6%

Source : 2000 and 2010 American Community Survey

## Changes in Austin Household Income 2000-2010

Income	2000	2010	Inc./Dec.	% +/-
<\$10K	24,799	26,993	2194	3.6%
\$10-\$14,999	14,492	15,430	938	1.6%
\$15-\$24,999	32,628	31,672	-956	-1.6%
\$25-\$34,999	35,546	34,854	-692	-1.1%
\$35-\$49,999	43,524	47,864	4340	7.2%
\$50-\$74,999	51,029	56,911	5,882	9.7%
\$75-\$99,999	27,568	37,083	9,515	15.8%
\$100-\$149,000	21,889	40,074	18,185	30.1%
\$150-\$199,999	6,742	16,651	9,909	16.4%
\$200,000+	7,377	18,459	11,082	18.3%

Source : 2000 and 2010 American Community Survey

## Changes in Population and Housing Units

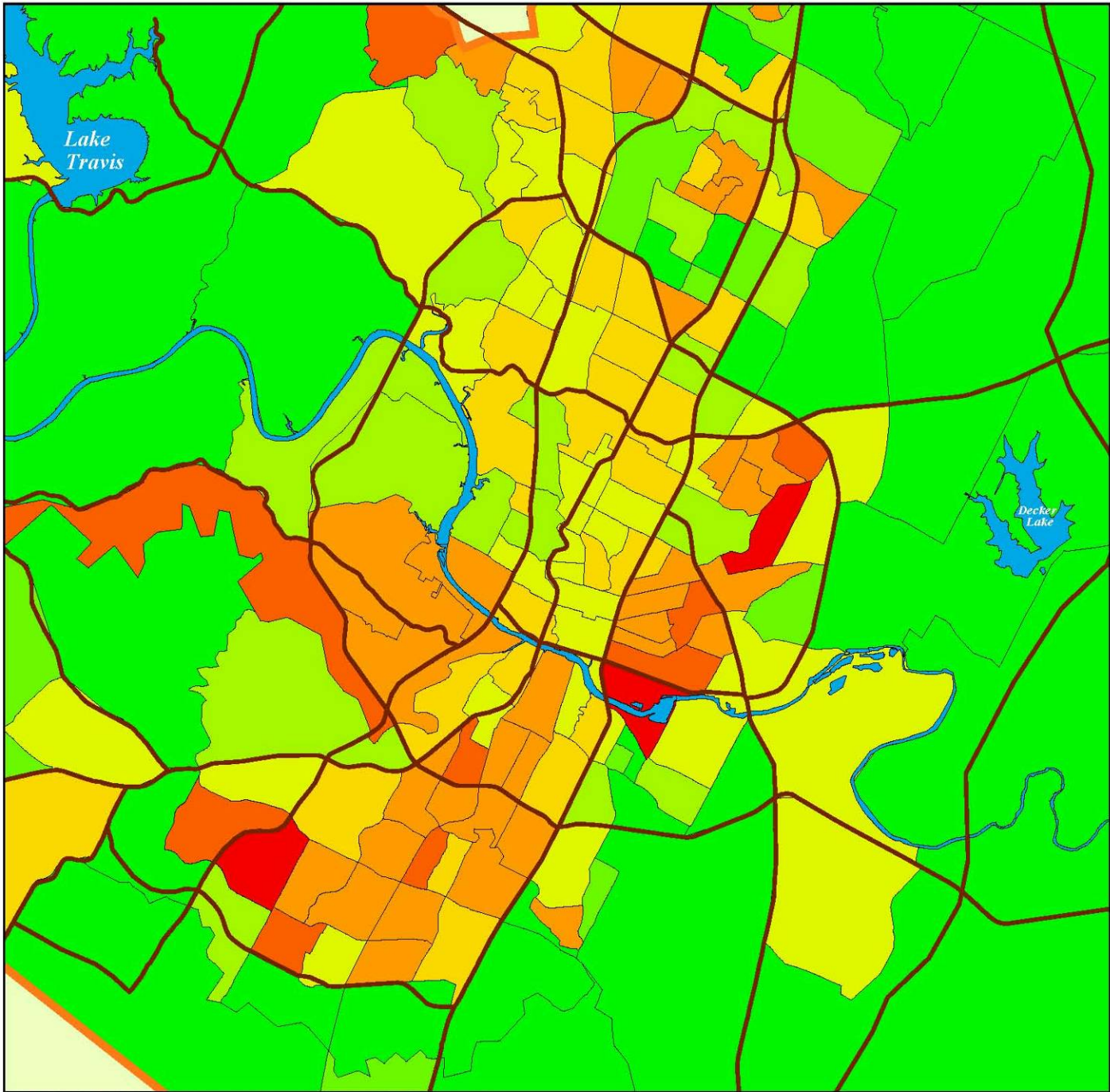
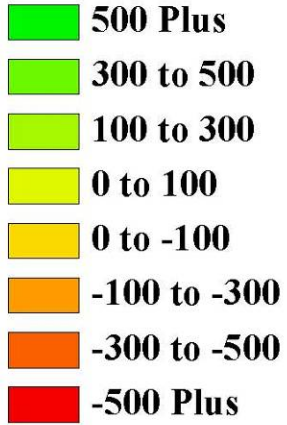
	2000	2010	Change
<b><u>Population</u></b>			
Travis County	812,280	1,024,266	211,986
Williamson	249,967	422,679	172,712
Hays	97,589	157,107	59,518
<b><u>Housing Units</u></b>			
Travis County	335,881	441,240	105,359
Williamson	90,325	162,773	72,448
Hays	35,643	59,417	23,774

Source : 2000 and 2010 American Community Survey

# Under Age 18 Population Growth and Decline: 2000 to 2010

**Travis County**  
Decennial data from  
the US Census Bureau

Change in a Census  
Tract's Total Population  
Age Under 18  
from 2000 to 2010  
at the 2000 tract-level



Map produced by Ryan Robinson, City Demographer, Department of Planning, City of Austin, March 2011.

Data sources: Census 2000 SF1; Census 2010 Redistricting File.

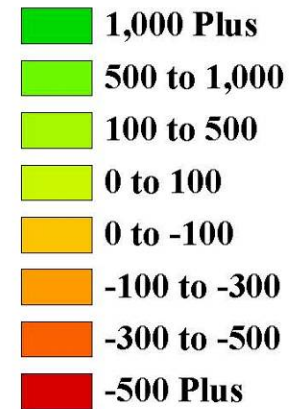
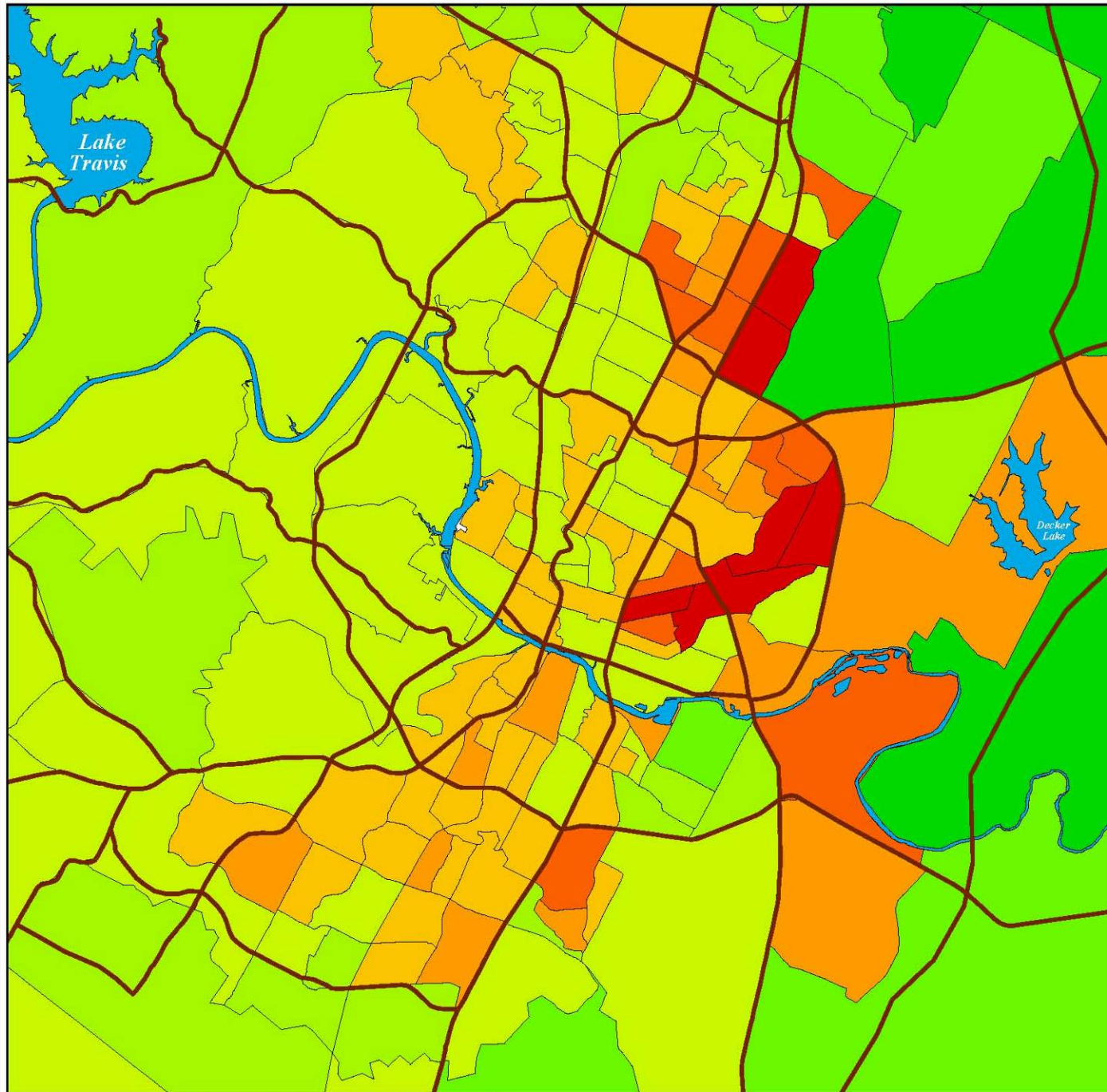


# African American Population Growth and Decline: 2000 to 2010

**Austin--Round Rock MSA**

**Decennial data from the US Census Bureau**

**Change in a Census Tract's Total African American Population from 2000 to 2010 at the 2000 tract-level**





# Change in the Hispanic Percentage of Total Population 2000 to 2010

## Travis County

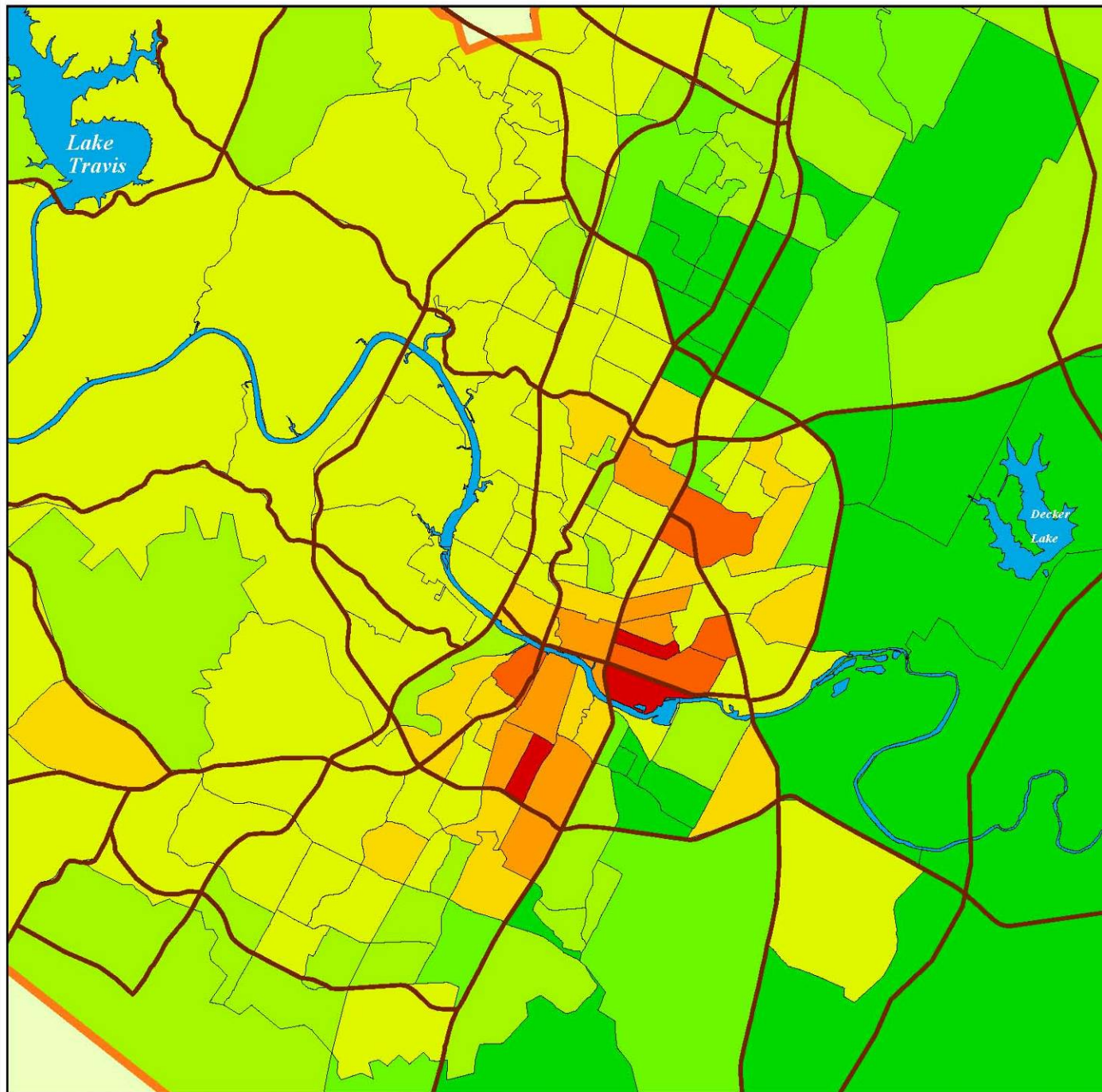
Decennial data from the US Census Bureau

Change in a Census Tract's Percentage of Total Population that is of Hispanic Origin from 2000 to 2010 at the 2000 tract-level

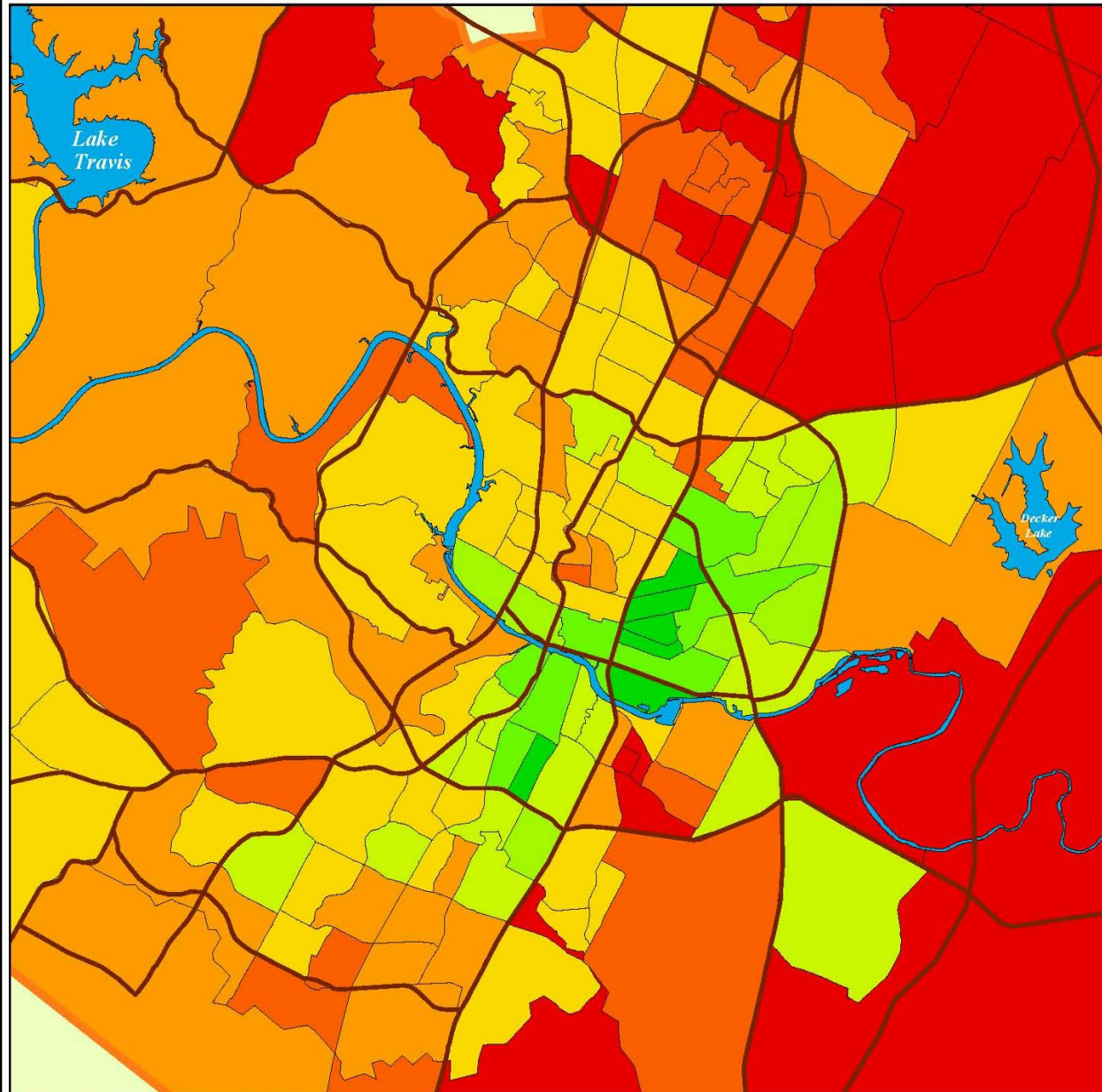
Example: 50% in 2000, 59% in 2010 = 9 Point Gain

### Point Gain or Loss

- 15 Points Plus
- 10 to 15 Points
- 5 to 10 Points
- 0 to 5 Points
- 5 to 0 Points
- 10 to -5 Points
- 15 to -10 Points
- 15 Points Plus



# Where's the white flight?



## Change in the White Percentage of Total Population 2000 to 2010

### Travis County

Decennial data from the US Census Bureau

Change in a Census Tract's Percentage of Total Population that is non-Hispanic White from 2000 to 2010 at the 2000 tract-level

Example: 50% in 2000, 59% in 2010 = 9 Point Gain

#### Point Gain or Loss

- 15 Points Plus
- 10 to 15 Points
- 5 to 10 Points
- 0 to 5 Points
- 0 to -5 Points
- 10 to -5 Points
- 15 to -10 Points
- 15 Points Plus



## **Issues that Council will have to deal with:**

- 1. Cost of Housing.**
- 2. Cost of Housing.**
- 3. Cost of Housing.**
- 4. Style of Housing.**
- 5. Protecting Austin's existing single family neighborhoods. Ensure that they remain housing for families with children.**
- 6. Protecting older inner city affordable apartments.**
- 7. Economic, racial, and age segregation.**
- 8. Declining enrollment in AISD.**

“I’m not only hoping the election of a People’s Council begins a fresh new process of speaking Truth to Power, but finally, having Power to speak the Truth to the people.”

Written by my friend, Bill Aleshire, on 5/8/14.