



HOUSING REPAIR NEEDS ASSESSMENT

February 22, 2011



Austin Home Repair Needs

Supporting Documentation

2009 Austin Community Survey, Tenure by Household Income Austin Homeowners by Income:

Income	Number of Homes
Less than \$5,000	1,689
\$5,000 to \$9,999	2,077
\$10,000 to \$14,999	3,141
\$15,000 to \$19,999	2,768
\$20,000 to \$24,999	4,005
\$25,000 to \$34,999	<u>8,463</u>
Under 50% MFI	22,143

60% of low income (50% MFI and below) home owners have home repairs they can't afford to make.
The majority of those repairs were painting, window/doors, roofing, foundations and flooring.**
** Source: Comprehensive Housing Market Study, Pg. 10, Sec. III, BBC Research

Summary: 60% of the 22,143 homes need repair = 13,286 homes need home repair

40% of low income home owners are "cost burdened" (over 35% of income spent on housing costs) due to rising property taxes. Between the years 2000 and 2005 property taxes have increased:

- 100% Plus increase in zip code 78702
- 80% - 100% increase in zip code 78721
- 60% - 80% Increase in zip code 78741

*Source: Travis Central Appraisal District, Prod. By Paul Frank and Ryan Robinson, Dept. of Planning, City of Austin, 2005.

Loss of Neighborhood - Gentrification

Move-Offs and demolitions are up dramatically*
Historic Hispanic population is down 10-20% in Holly area**.

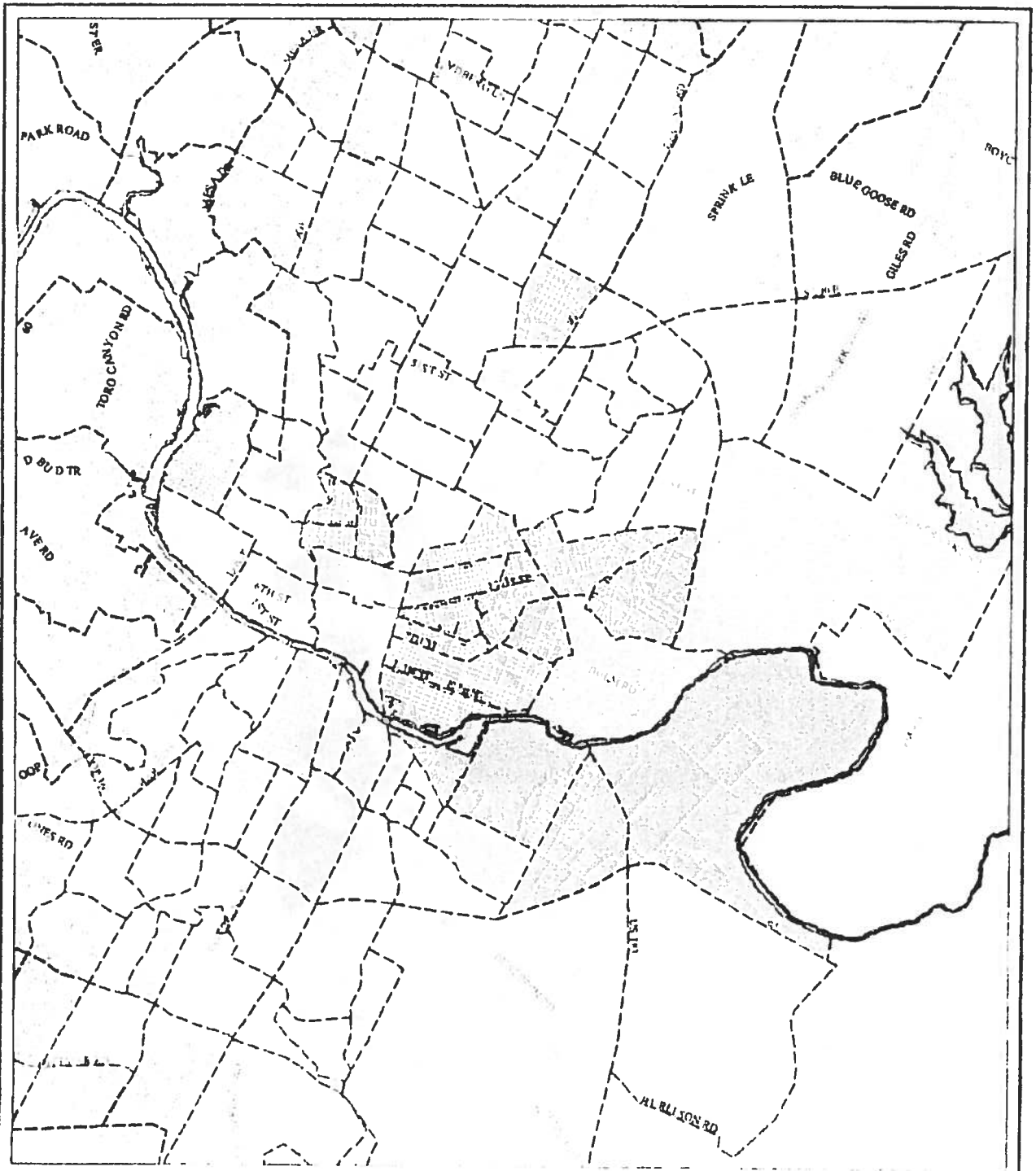
Sources:

*Demolitions and Move-Offs since 2000 by Ryan Robinson, City Demographer, Feb. 2006

** Shifting Shares of Hispanic Population, by Ryan Robinson, City Demographer, Dec. 2010

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Austin Area Urban League • Austin Habitat for Humanity • Meals on Wheels and More • Interfaith Action of Central Texas (IACT) • American Youthworks • Texas Gas Service
A Nurtured World/ 1 House at a Time • Foundation Communities • Texas Ramp Project • For The City Center • Easter Seals Central Texas • Austin Energy • Housing Works
Neighborhood Housing and Community Development • Travis County Housing • Austin Water Utilities • Community Action Network • Austin Groups for the Elderly
Skillpoint Alliance • Faith in Action Caregivers • Family Eldercare • Catholic Charities of Central Texas



Low-Income Home Owners

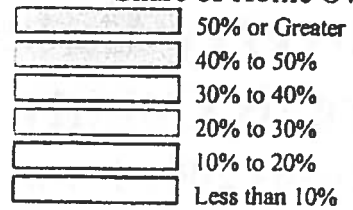
Low-Income Owners as a Share of Total Home Owners.

Low-Income is Defined here as Median Family Income at or Below 50% of County Median Family Income.

County Median is: \$58,555; 50% is: \$29,277.

Census 2000 Data; SF1, Table HCT11.

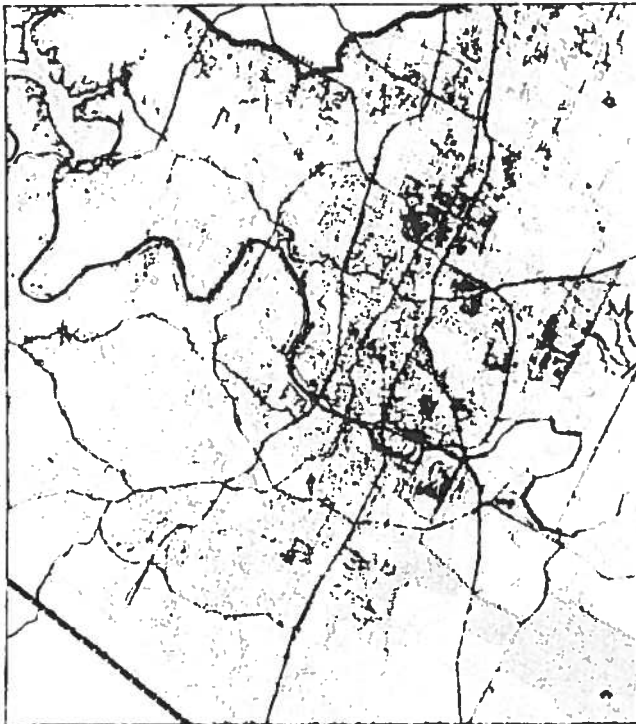
Share of Home Owners



Concentrations of Low-Income Families

Absolute Number of Families at 50% of Regional MFI and those as a Percent of Total Families.

Travis County, Texas. Census 2000 Data by Block Group.



Absolute Number of Families

Number of Families

225 Plus

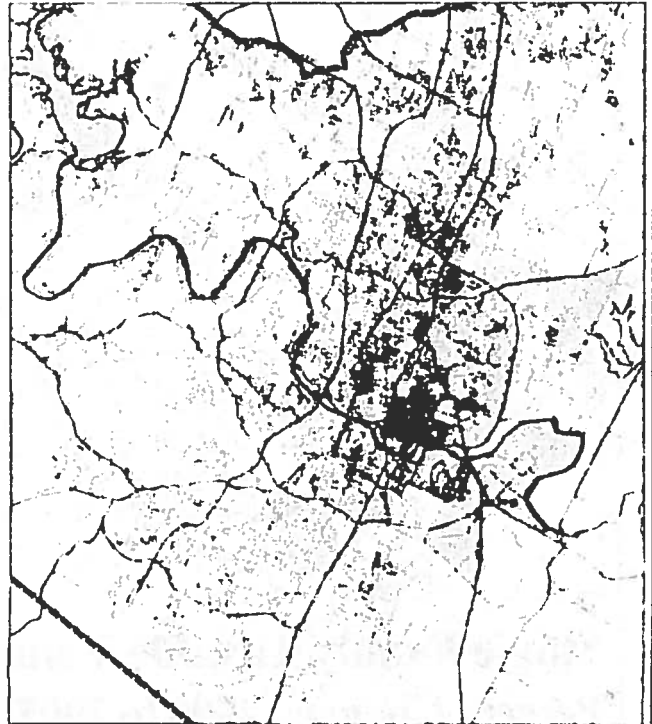
150 to 225

75 to 150

1 to 75

0

Source: Census 2000



Percent of Total Families

Percent of Total Families

10% Plus

5% to 10%

1% to 5%

0% to 1%

0%

Source: Census 2000



HCT024

TENURE BY POVERTY STATUS IN 1999 BY AGE OF HOUSEHOLDER [43]

Universe: Occupied housing units

Census 2000 Summary File 3 (SF 3) - Sample Data

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/exprs3.htm>.

	Austin city, Texas
Total:	265,409
Owner occupied:	119,191
Income in 1999 below poverty level:	5,657
Householder 15 to 24 years	531
Householder 25 to 34 years	713
Householder 35 to 44 years	1,297
Householder 45 to 54 years	1,028
Householder 55 to 59 years	410
Householder 60 to 64 years	366
Householder 65 to 74 years	537
Householder 75 to 84 years	569
Householder 85 years and over	206
Income in 1999 at or above poverty level:	113,534
Householder 15 to 24 years	1,555
Householder 25 to 34 years	17,655
Householder 35 to 44 years	30,824
Householder 45 to 54 years	27,767
Householder 55 to 59 years	9,271
Householder 60 to 64 years	6,410
Householder 65 to 74 years	11,105
Householder 75 to 84 years	7,279
Householder 85 years and over	1,668
Renter occupied:	146,218
Income in 1999 below poverty level:	28,616
Householder 15 to 24 years	13,868
Householder 25 to 34 years	6,643
Householder 35 to 44 years	3,869
Householder 45 to 54 years	1,815
Householder 55 to 59 years	575
Householder 60 to 64 years	452
Householder 65 to 74 years	591
Householder 75 to 84 years	635
Householder 85 years and over	168
Income in 1999 at or above poverty level:	117,602
Householder 15 to 24 years	20,801
Householder 25 to 34 years	46,170
Householder 35 to 44 years	24,123
Householder 45 to 54 years	15,577
Householder 55 to 59 years	3,235
Householder 60 to 64 years	1,960
Householder 65 to 74 years	2,528
Householder 75 to 84 years	2,051
Householder 85 years and over	1,157



MEETING AUSTIN'S AFFORDABLE HOUSING NEEDS ACROSS THE SPECTRUM

March 2011

Austin is facing unprecedented challenges in addressing the housing needs of its lower income citizens. Funding for housing and supportive services has experienced steady reduction in past years and is now poised to suffer the most severe cuts in decades. For this reason, the 2012 Action Plan and the 2012 General Obligation Bond election provide critical opportunities to thoughtfully prepare for badly needed funding and to design a meaningful, goal-driven allocation process that can be sustained over the next ten years.

As members of the Austin CHDO Roundtable, we are intimately familiar with the barriers our clients face in obtaining safe, decent and affordable housing; whether that be a chronically homeless woman living on the streets or a single father struggling to feed and house his children on minimum wage. Our organizations work to house people with disabilities, the homeless, youth aging out of foster care, extremely low-income families, the elderly, people in dilapidated homes, and low-income, first-time homebuyers. We have come together to collectively assess our own housing production capacity, to present consolidated data on needs, and to propose coordinated strategies for meeting the affordable housing needs of people across the entire affordable housing spectrum.

The purpose of this paper is to present and recommend a balanced approach to address the housing needs of Austinites with low incomes—a population that represents half of the city's population¹. Our five central recommendations are:

- **Recognize the housing needs of ALL lower income Austinites and reaffirm a commitment to addressing them.**
- **Revise the Annual and Consolidated Plan process to use current and consistent data and analysis across the housing continuum, filling in existing gaps.**
- **Set specific goals across the entire spectrum of affordable housing needs for numbers of units over one, five and ten-year periods, while maintaining flexibility and a predictable process to revise priorities on an annual basis.**
- **Creatively seek new sources of revenue for affordable housing and supportive services.**
- **Increase the priority of funding CHDOs and nonprofits in order to achieve the core values of DEEPER AFFORDABILITY, LONGER-TERM AFFORDABILITY AND GEOGRAPHIC DISPERSION.**

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- ¹ *Comprehensive Housing Market Study, 2009*
 - ² *Austin Business Journal*, January 6, 2011
 - ³ *Austin Business Journal*, February 14, 2011
 - ⁴ Draft ATCIC/HMIS 2011 Annual Homeless Assessment Report.
 - ⁵ Draft ATCIC/HMIS 2011 Annual Homeless Assessment Report.
 - ⁶ 2010 Corporation for Supportive Housing *Permanent Supportive Housing Program and Financial Model for Austin/Travis County, Texas*
 - ⁷ *Comprehensive Housing Market Study, 2009*
 - ⁸ *Comprehensive Housing Market Study, 2009*
 - ⁹ Austin Housing Repair Coalition's Housing Repair Needs Assessment, February 22, 2011.
 - ¹⁰ The 2009 *Comprehensive Housing Market Study* recommended that the City of Austin set affordable housing five, ten and twelve-year targets through 2020 (Section VII, p. 5).
 - ¹¹ The 2009 *Comprehensive Housing Market Study* recommended that the City of Austin "explore partnerships with school districts, utility companies, and other public landowners" to establish a land-banking program (Section VII, p.8)