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**HousingWorks' [2021 District-by-District and Austin at a Glance](#)
[Analysis](#) Release**

Austin, Texas: Announcing the release of the [seventh annual Affordable Housing District Analysis](#) for the City of Austin and its 10 City Council Districts. This analysis presents a 2021 overview of housing affordability for the City of Austin as a whole and for each Council District.

Nora Linares-Moeller, the Executive Director at HousingWorks says, “We’ve made a few noteworthy changes that we hope will add more context to the picture of housing affordability in the City of Austin.” In this year’s District-by-District Analysis, HousingWorks has added information on the status of subsidized affordable housing in each Council District. This gives a better understanding of the current supply of active subsidized affordable housing across the city in comparison to those which are in development or planned for the future.

Additionally, with the future expansion of transit in Austin through Project Connect, this analysis underlines how many subsidized housing units are located along high-frequency public transportation routes, providing a benchmark to measure future development along a revamped transit system. In 2021, only 43% of subsidized affordable housing units were located within a 5-minute walk of high frequency transit stops.

Finally, in place of the annual count of the number of individuals experiencing unsheltered homelessness which was postponed due to health concerns, this year’s District Analysis presents an alternative measure that highlights the areas of Austin where households are losing their housing. While this measure highlights different information than the regular count of individuals experiencing unsheltered homelessness, it adds important context to the causes of homelessness in Austin and the Districts in the city in which households are most vulnerable to housing instability. The 2021 analysis illustrates that the majority of individuals experiencing homelessness in Austin come from four Council Districts: 65% of the Austinites who experienced unsheltered homelessness in 2021 last lived in Districts 1, 2, 3, and 4 prior to losing their housing. In comparison, only 5% of those experiencing homelessness were previously living in Districts 6, 8, and 10.

These changes add further context to the critical need for more affordable housing units within the City of Austin. As housing prices for both owners and renters increased by over 26% from 2020 to 2021, median incomes have grown half as quickly (+11%) and poverty rates have only gone down by 2% in the same period. Additionally, many households pay more than 30% of their income toward housing costs (cost burdened), with nearly half of renter households in many Districts (1, 2, 3, and 4) experiencing housing cost burden.

Woody Rogers, the Research Manager at HousingWorks said, “These findings not only suggest that the city needs more affordable housing across the city, but also emphasize the lack of affordable and accessible housing for low- and moderate-income households in high-cost areas of Austin, primarily

west of MoPac Expressway.” Districts 6, 8, and 10, where home sale prices and rents are well above the city average, contain less than 6% of the city’s subsidized units between the three Districts while District 1, 3, and 4 contain 58% of the city’s subsidized units.

Linares-Moeller continued, “The high cost of housing and short supply of affordable housing in certain parts of the city make it very difficult for many households to have the ability to choose to live in all parts of Austin. As Austin continues to experience unprecedented housing prices, the continued growth of affordable housing options across the city for low- and moderate-income families has become a priority.”

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[HousingWorks Austin](#) is a 501 c 3 nonprofit organization. They advance their mission to preserve and increase the supply of affordable housing through research, education, and advocacy in Austin, Texas and the surrounding region, with a commitment to ensuring those most in need have access to safe and affordable housing. Advocacy is guided by the maxim, ***‘All Kinds of Homes, in All Parts of Town, for All Kinds of People’***