

LAND USE CONFERENCE

Advancing Housing Affordability in Counties

The University of Texas at Austin
School of Law

UT LAW | CLE



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Affordable Housing Needs for Urban Counties in Texas

Elizabeth J. Mueller, PhD

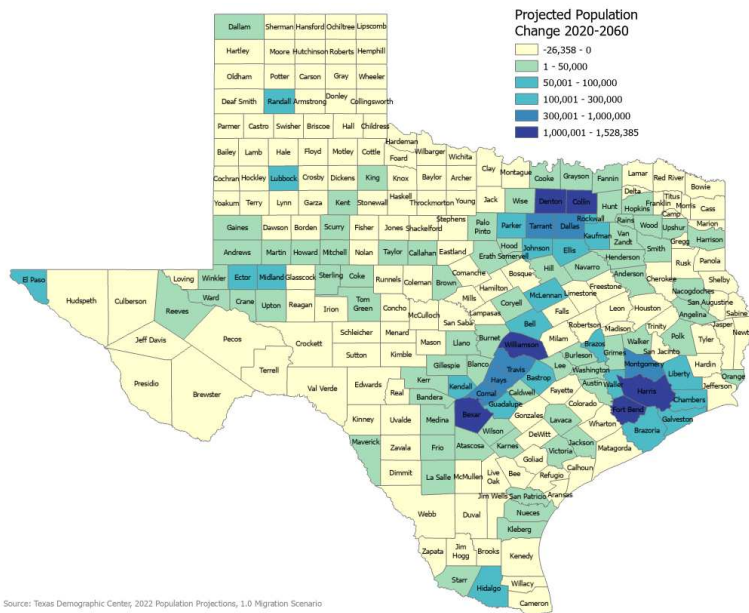
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April 5, 2024

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**Huge
population
growth
projected for
urban
counties in
Texas**

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By 2030 Texas will add almost 2 million low wage jobs/workers

THE TOP 5 OCCUPATIONS IN TEXAS BY PROJECTED NUMBER OF JOBS ARE VERY LOW INCOME.

JOB	PROJECTED # OF JOBS IN 2030	AVERAGE WAGE & % OF AMI	RENT THIS JOB CAN AFFORD
FAST FOOD & COUNTER WORKERS	474,545	\$22,457 (28%)	\$461
HOME HEALTH & PERSONAL CARE AIDES	418,497	\$22,625 (28%)	\$466
RETAIL SALESPERSONS	394,087	\$30,236 (38%)	\$656
OFFICE CLERKS	312,355	\$36,202 (45%)	\$805
CUSTOMER SERVICE REPS	308,036	\$36,966 (46%)	\$824

Source: Texas Labor Analysis (Texas Workforce Commission) "Top 25 Occupations by Projections for Texas"

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Low wage workers are more often renters, struggle to find housing they can afford

37.6% of Texas households are renter households.

3,848,280

Texas renter households

\$45,149

average renter household income

\$1,510

rent affordable with full time work at 80% of AMI

\$1,029

rent affordable with full time work at average
renter household wages

Source: American Community Survey, 2021 5-year; assumes \$100/mo. utility allowance

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Low-income workers who rent in urban counties face the greatest challenges

Metro area	Renter households	Average renter household income	Affordable rent at 80% AMI	Affordable rent at average renter wage	2-bedroom units affordable to average renter on Zillow (3/28/24)
Dallas	1,080,936	\$52,412	\$1,723	\$1,210	72 units
Bexar	337,418	\$42,865	\$1,474	\$972	69 units
Harris	954,285	\$46,514	\$1,621	\$1,063	198 units
Travis	353,313	\$56,700	\$2,080	\$1,318	76 units

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First appeared as part of the conference materials for the
28th Annual Land Use Conference session

"Advancing Housing Affordability in Counties "