

LAND USE CONFERENCE

# Advancing Housing Affordability in Counties

The University of Texas at Austin  
School of Law

UT LAW CLE



*Moderator:*  
**Heather K. Way**  
Clinical Professor,  
The University of Texas  
School of Law  
Austin, TX



**Theresa Daniel**  
County Commissioner  
District 1 Dallas County  
Dallas, TX



**Janae Ladet**  
Deputy Director of Policy  
Office of Commissioner  
Rodney Ellis, Harris County  
Houston, TX



**Elizabeth Mueller**  
Professor  
The University of Texas at  
Austin School of Architect  
Austin, TX

1

## Affordable Housing Needs for Urban Counties in Texas

**Elizabeth J. Mueller, PhD**

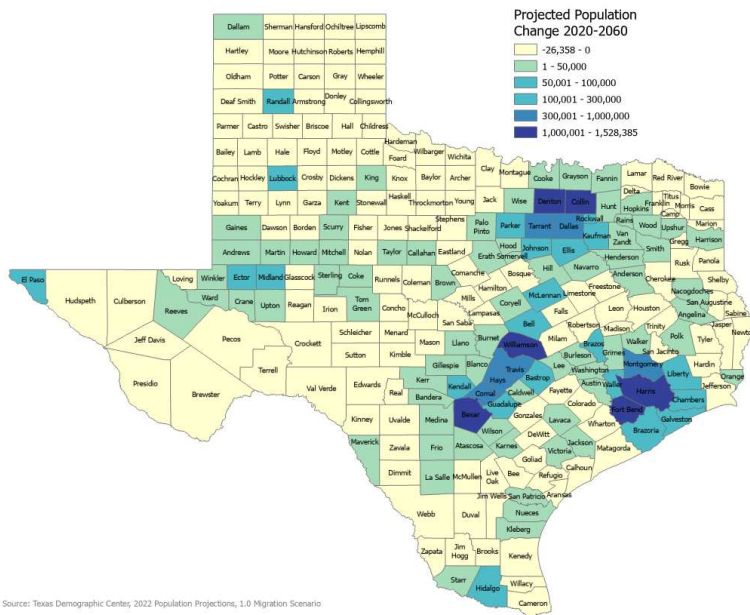
Community and Regional Planning, UT Austin

**Heather K. Way**

Housing Policy Clinic, UT Law

April 5, 2024

2



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

3

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

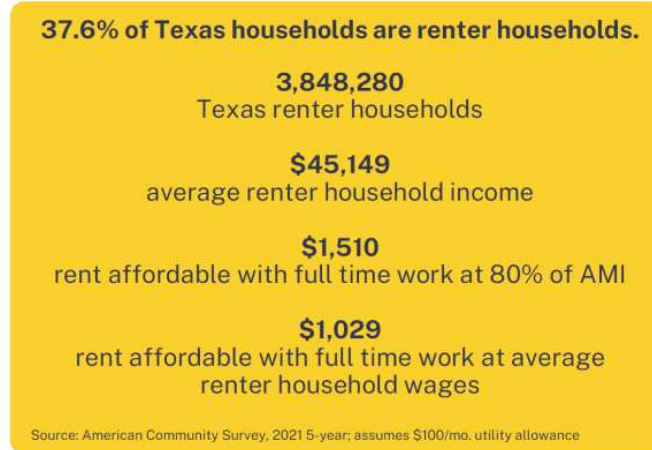
THE TOP 5 OCCUPATIONS IN TEXAS BY PROJECTED NUMBER OF JOBS ARE VERY LOW INCOME.

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"

4

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



5

## 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	<b>\$1,210</b>	<b>72 units</b>
Bexar	337,418	\$42,865	\$1,474	<b>\$972</b>	<b>69 units</b>
Harris	954,285	\$46,514	\$1,621	<b>\$1,063</b>	<b>198 units</b>
Travis	353,313	\$56,700	\$2,080	<b>\$1,318</b>	<b>76 units</b>

6

Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](https://utcle.org/elibrary)

Title search: Advancing Housing Affordability in Counties

Also available as part of the eCourse

[2024 Land Use eConference](#)

First appeared as part of the conference materials for the

28<sup>th</sup> Annual Land Use Conference session

"Advancing Housing Affordability in Counties "