

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

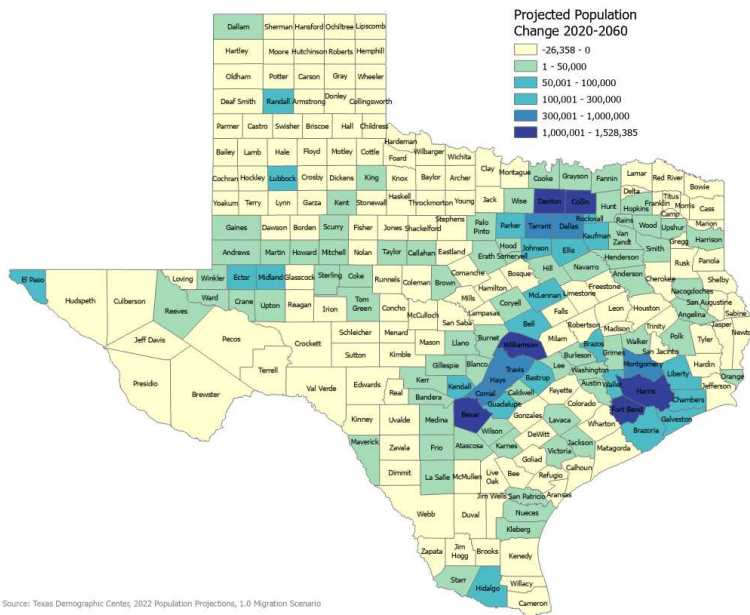
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Huge population growth projected for urban counties in Texas

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

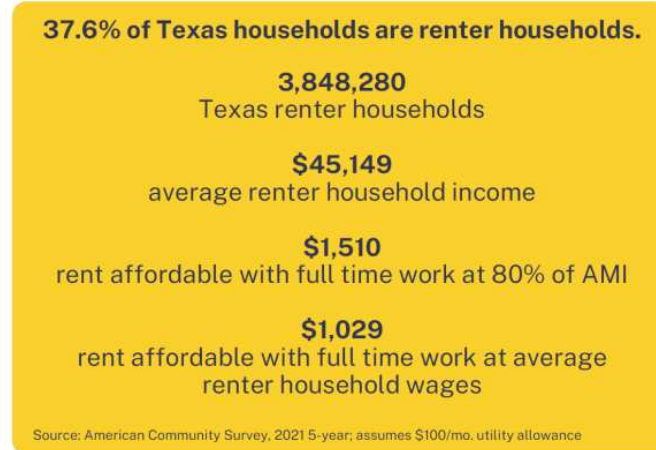
THE TOP 5 OCCUPATIONS IN TEXAS BY PROJECTED NUMBER OF JOBS ARE VERY LOW INCOME.

| 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



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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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