

Housing Stabilization Taskforce: State of Rental Housing

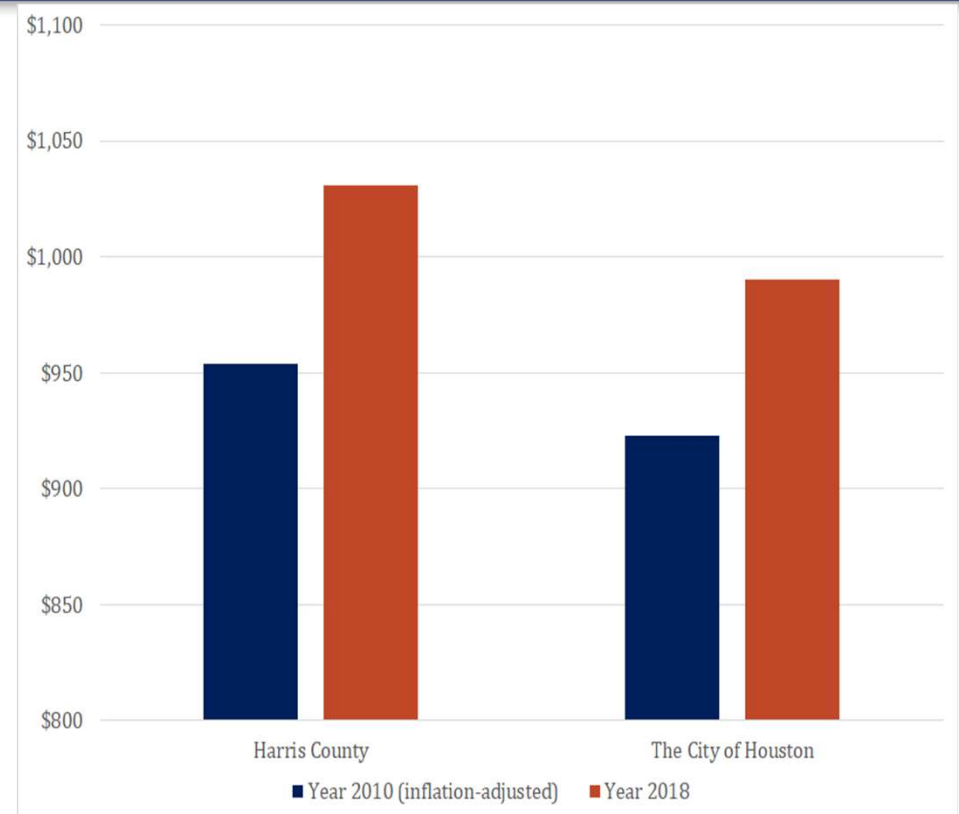


Key Findings

- Before COVID, low-income renters faced most significant hurdles finding affordable homes.
- Before COVID, low-income renters paid an unsustainable amount for housing and had limited access to safety nets (savings, family financial support, public support). These households are reaching the limitations of the safety nets they did have or that have been put into place during pandemic.
- The low-income renters that face housing vulnerability are also among the most impacted by the pandemic and its economic shocks.
- The biggest impacts fall on Black and Hispanic renter households.

Median Gross Rent

- Median gross rent rose by 26% (8%, inflation adjusted), median renter income rose by 7% (0.2% inflation adjusted) (ACS)
- Must make \$43,000/year to afford a fair market 2 bedroom apartment in Harris County (\$1,096). (NLIHC)
- Growth of renter population and loss of affordable units squeezes low-income renters (45% of Harris County Households rent, up from 42% in 2010). (ACS)

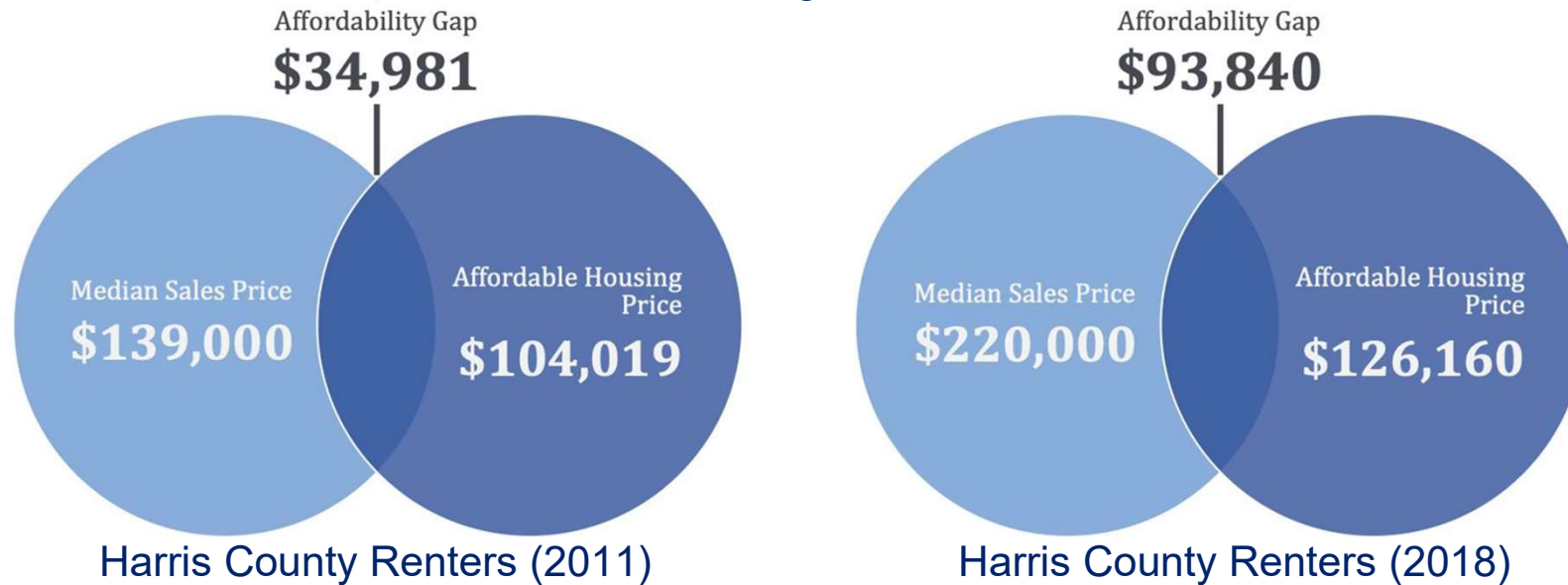


Change in Median Gross Rent, Harris County and Houston, 2010-2018

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010 and 2018

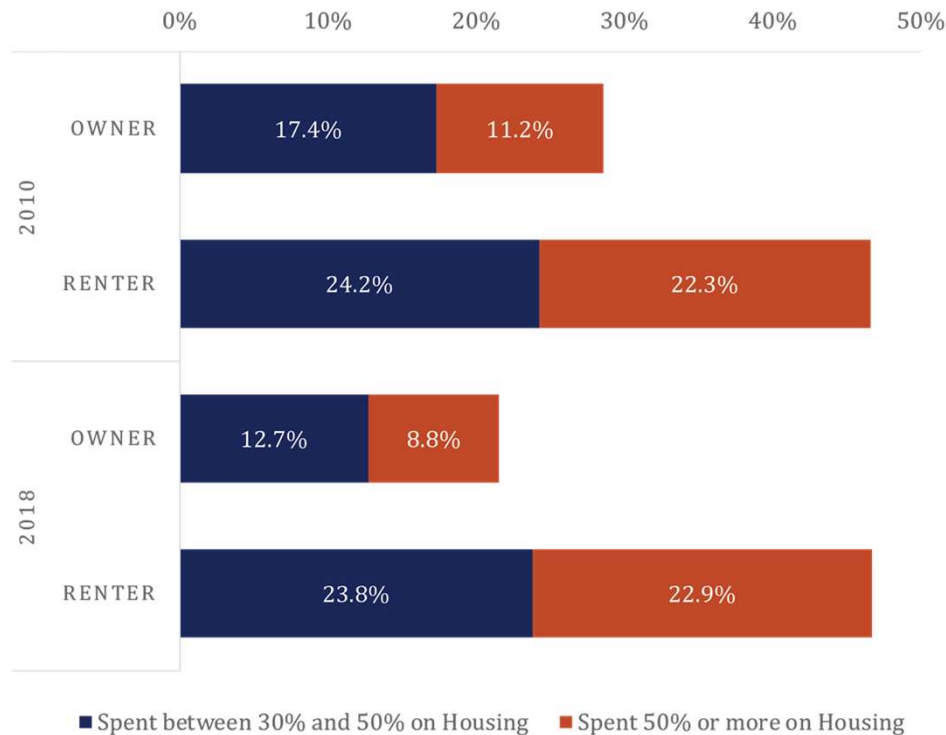
Affordability Gap, Renters

- Among renters in Harris County, median income has grown 7%, the median sales price for a home has grown 58%.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2011 and 2018, and Houston Association of Realtors

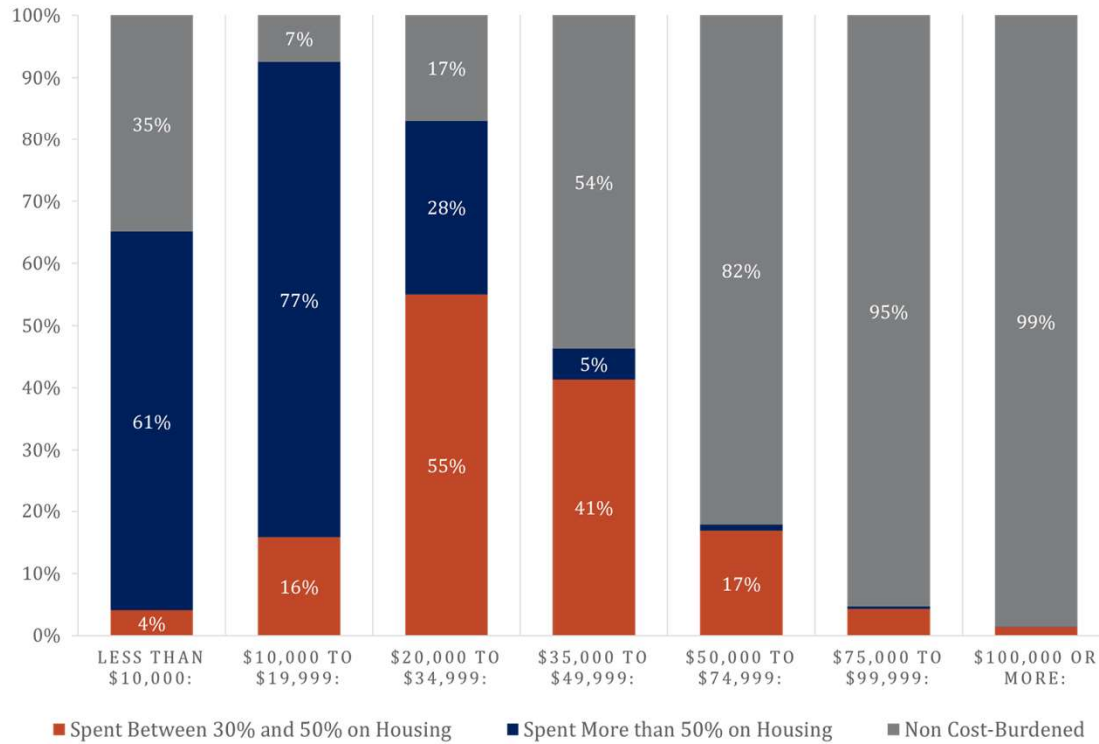
Cost burden



Cost-Burden among Renters and Homeowners, Harris County, 2010 and 2018

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010 and 2018

- Prior to COVID, Nearly half of 717,841 renter households in Harris County were spending too much on housing.
- In 2018, 170,832 renter households in Harris County spent between 30-50% on housing.
- In 2018, 164,182 households in Harris County spent more than 50% on housing.



Renter Cost Burden by Income

- Low-income households feel this burden the most. 70% of renter households making less than 50K were cost-burdened.

Cost-Burdened Renter Households by Income Level, Harris County, 2018

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010 and 2018

Cost Burden by Race

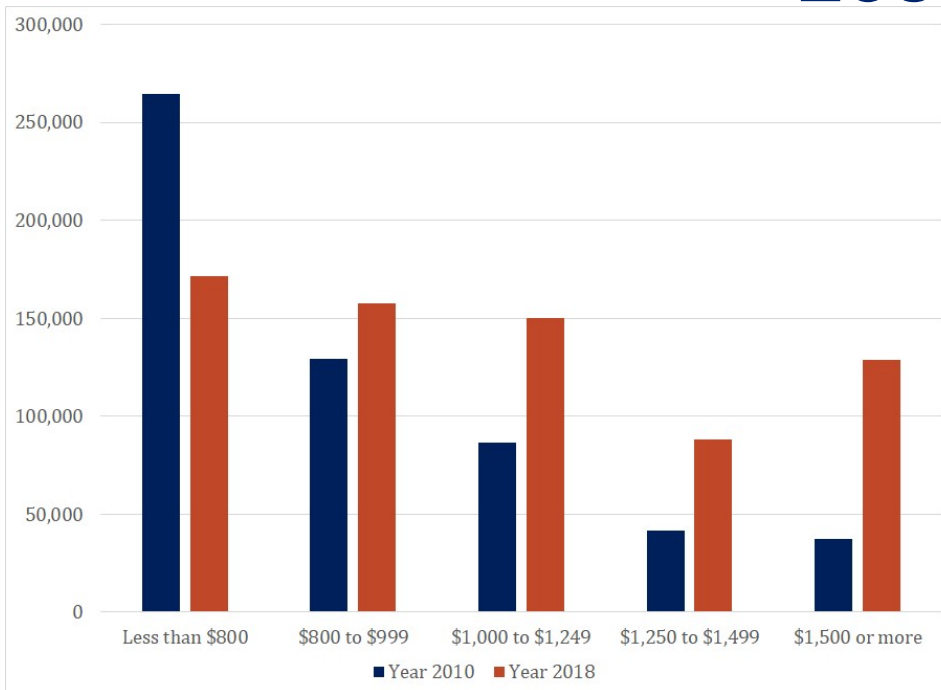
	White Renters	Black Renters	Hispanic Renters	Asian Renters
Total Households (HHs)	190,385	194,040	261,370	39,650
Not burdened	60.66%	46.45%	50.39%	63.93%
30-50%	19.74%	23.86%	25.82%	15.81%
more than 50%	17.53%	26.58%	22.26%	16.58%
Total burdened %	37.26%	50.45%	48.08%	32.40%
Total burdened HHs	70940	97890	125660	12845

- Black and Hispanic renter household have significantly higher rates of burden than white or Asian renter households.

Cost-Burdened Renter Households by Race, Harris County, 2018

Source: U.S. Census Bureau, CHAS 2016

Loss of Affordable Units



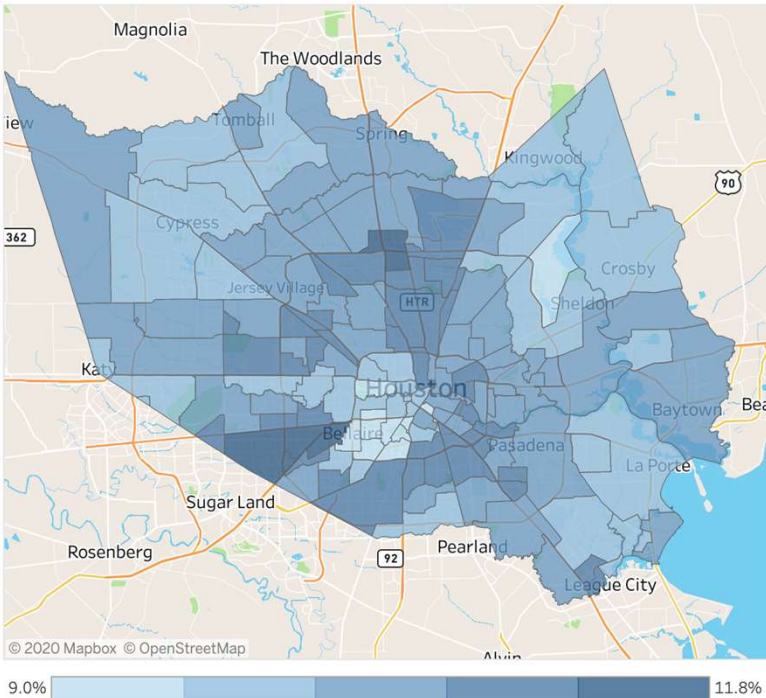
Renter-occupied Housing Units by Gross Rent, Harris County, 2010 and 2018

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010 and 2018

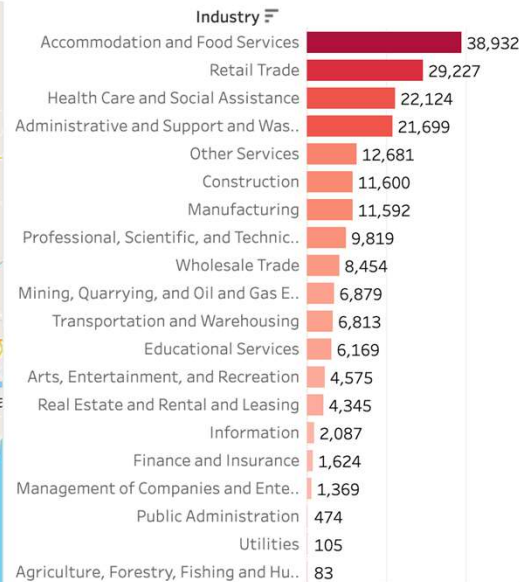
- While many units are being built, they tend to be higher priced, and **existing affordable units are declining.**
- The share of rental units below \$800 declined between 2010 and 2018. **Those over \$1000 doubled.** FMR for a 2-bd is \$1,096.

Unemployment Impacts

By Residence



By Industry



*Estimated jobs lost without industry information: 28,554

- Many CTAs with high renter populations lost more than 10% of jobs
- Westwood, Gulfton, Alief, IAH, Sharpstown, Manchester all above 11%.

Kinder Institute, www.datahouston.org, with Texas Workforce Commission data. Updated 5/18/20

COVID Impacts Census Pulse Survey Texas

Week 12 Results July 16-21

- 6,785,637 million people over 18 live in renter households in Texas. About half have children under 18 in their household.
- 22% of all adult renters (1.5 million people) and 27% of all adult renters with children (921,667 people) live in a household that didn't pay rent in July.
- 32% of Hispanic adult renters, 24% Black adult renters, 11% white adult renters, 5% of Asian adult renters live in a household that did not pay rent in July.
- 37% of all adult renters (2.5 million people) and 48% of adult renters with children (1.6 million people) are in households that have either no confidence or slight confidence that they will be able to pay rent in August.
- 1.9 million of those adult renters who have no or slight confidence, live in households with incomes below \$50,000.
- 98% of renter households report borrowing from family/friends, using credit cards, unemployment, or stimulus to pay for needs in the last 7 days.
- 62% of all adult renters in Texas live in a household where at least one adult has lost a job, compared to 49% for adults living in a owner household.

Questions?

For more on the 2020 State of Housing Report visit
www.kinder.rice.edu

For community housing data visit
www.datahouston.org