2020 State of Housing in Harris County and Houston Workshop
Agenda

- Welcome
- State of Housing Summary/Workshop Goals
- Breakout Group Discussion
- Current Housing Challenges Panel

Join the conversation on twitter: @RiceKinderInst @kylekshelton #StateofHousing
Purpose of State of Housing Report

- Baseline of housing data with **over 60 key housing indicators**
- Annual housing data to **inform policy, development, and future research**.
- **Data made available to all.**
- A living, responsive report. **We want to know what stakeholders want to see in future reports.**
Harris County’s reputation as affordable is at odds with rising housing costs.

Even for median income households, buying a home is becoming more difficult.

Low-income renters face significant hurdles in affording homes of all types.

Black homeownership rates have declined more than other major racial/ethnic groups.

One in four homes are at risk for flooding.
Rising Housing Prices

- Median sales prices has risen by 37% in Harris County since 2010.
Median Gross Rent

- Median gross rent rose by 8%.
- Significant growth in renter households, now at **45% of households in Harris County** and **57% in the City of Houston.**

*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

2011

- Affordable housing price for median income household: $140,000
- Affordable housing price for median income homeowner: $180,000
- Affordable housing price for median income renter: $150,000

Median Sales Price: $139,000

2018

- Affordable housing price for median income household: $220,000
- Affordable housing price for median income homeowner: $260,000
- Affordable housing price for median income renter: $240,000

Median Sales Price: $220,000

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

- Nearly half the renter households in Harris County are spending too much on housing.

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

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2018</th>
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<tbody>
<tr>
<td><strong>OWNER</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spent between 30% and 50% on Housing</td>
<td>17.4%</td>
<td>12.7%</td>
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<tr>
<td>Spent 50% or more on Housing</td>
<td>11.2%</td>
<td>8.8%</td>
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<tr>
<td><strong>RENTER</strong></td>
<td></td>
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<tr>
<td>Spent between 30% and 50% on Housing</td>
<td>24.2%</td>
<td>23.8%</td>
</tr>
<tr>
<td>Spent 50% or more on Housing</td>
<td>22.3%</td>
<td>22.9%</td>
</tr>
</tbody>
</table>

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

- All race and ethnicity categories saw declines
- Black homeownership fell the most and remains the lowest overall.

Homeownership Rates by Race and Ethnicity, Harris County and Houston, 2010 and 2018

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

• We want to hear from you about how to improve our State of Housing work in 2021.
• Kinder researchers will lead you through a series of questions about the report.
• Please use the chat or “raise your hand” feature to comment.
• Please come back to the main room when your breakout ends to join us for the panel. We’ll start no later than 10:15.
Discussion: Current Housing Challenges

Steven Dow
Executive Director of Houston Local Initiatives Support Corporation, @Houston_LISC

Chrishelle Palay
Executive Director, Houston Organizing Movement for Equity Coalition, @HOME_Coalition

Ana Rausch
Vice President of Program Operations, Coalition for the Homeless, @homelessHOU
Questions?
Please use the Q&A box

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

For community housing data visit www.datahouston.org

For additional questions/feedback about the report kyle.k.shelton@rice.edu