2020 State of Housing in Harris County and Houston
Agenda

- Welcome
- State of Housing Report
- Report Q&A
- COVID and Housing Discussion
- Discussion Q&A

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
COVID-19, Energy Bust, and Racial Justice

- COVID-19 has made the vulnerable, more vulnerable.
- COVID and energy sector bust are creating unemployment and destabilizing housing.
- Racial inequities in the housing system are central factors in broader issues with racial injustice.
Rising Housing Prices

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

Annual Median Sales Price, Harris County and Houston, 2011-2018
Source: Houston Association of Realtors
Median Gross Rent

- Median gross rent rose by 8%, adjusted for inflation.
- 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 Gaps in Harris County 2011 and 2018

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.
Loss of Affordable Units

- Existing affordable units are declining.

- The share of rental units below $800 declined between 2010 and 2018. Those over $1000 doubled.

- Affordable rental units are further away and have higher transportation costs.

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
Loss of Affordable Units

- Same trends of higher priced home values,
Declining Homeownership

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

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010 and 2018
Demographic shifts affecting the market

- Households are trending away from the nuclear family of four as the overwhelming demographic.

- Aging populations and people with disabilities are concentrating in the suburbs and edges of cities.

Neighborhoods with the Fastest Growth of Persons over 65 Years of Age and People with Disabilities, 2010-2018
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010 and 2018
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
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Discussion: COVID and Housing

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Questions and Discussion
Please use the Q&A box