City of Austin’s Annual Customer Assistance Program

AFFORDABLE ENERGY SUMMIT
Low Income Displacement Services

NHCD & The Office of Innovation i-team
Roadmap

1. NHCD and iTeam Collaboration
2. Displacement
3. Financial Resilience
4. Data & Available Assistance
5. Available Assistance & The Resident Experience
NHCD & i-team Collaboration
The Blueprint calls for 60,000 affordable units below 80% MFI over the next 10 years.
Blueprint Community Values

• Prevent Households from Being Priced Out of Austin

• Foster Equitable, Integrated and Diverse Communities

• Invest in Housing for Those Most in Need

• Create New and Affordable Housing Choices for All Austinites in All Parts of Austin

• Help Austinites Reduce their Household Costs
600+ Displacement Mitigation Strategies Reviewed
Displacement Mitigation Strategies Review

Displacement Mitigation Recommendations Narrowing Process

612
(Records Tagged)

335
(Actionable Records)

143
(Records in NHCD’s control)

103
(Records prioritized)

15
(Short Term Recommended Strategies)
Displacement
“What is the right mix of services for each stage of gentrification to stabilize our neighbors in gentrifying neighborhoods?”

-Rosie Truelove, Interim Director of Neighborhood Housing & Community Development
Displacement is defined as: Displacement is when a person has to move but does not want to.

Displacement derives from gentrification when vulnerable residents in a historically underinvested neighborhood face rising costs, while newer more affluent residents move in.
Eviction Types

• Formal Evictions
  • Formal evictions result from an official eviction being filed with the County.
  • Share: potentially 24%

• Informal Evictions & Forced Moves
  • An informal eviction includes when a landlord simply tells a family to leave, or changes the locks.
  • Other forced moves result from landlord foreclosure or building condemnation.
  • Share: potentially 76%
An Austin with low displacement is a place where people have the ability to stay, leave, or return to their neighborhood as they choose, because they have:

- no disadvantages produced by historical racial inequity & segregation
- agency and capacity to architect changes in their neighborhood
- financial resilience and economic opportunity
- enough housing stock options for all levels of income
Financial Resilience
Signals on the magnitude of need

- Individuals identified during ECHO’s Point in Time count (1 day, 2017): 2,036
- Unduplicated number of people who enter shelter (1 year, 2017): 5,849
- Evictions in Travis County (2018): 6,707
- Properties Delinquent on their taxes (2018): 8,548
- Austin Energy Customer Utility Disconnects (2016): 9,056
- Unique number of homeless individuals served by Central Health (1 year, 2017): 10,564
- Austin Households living in poverty (2017): 41,915
- Utility Payment Arrangements requested & received (2017): 68,402

ALICE Households (2016)
ALICE: Asset-Limited, Income-Constrained, Employed

Minimal budget *higher than adjusted Federal Poverty Level*

Working poor, survival budget, no cushion for unexpected expenses

*Household Survival Budget - Travis, Texas, 2016*

<table>
<thead>
<tr>
<th></th>
<th>Single Adult</th>
<th>2 Adults, 1 Infant, 1 Preschooler</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>$740</td>
<td>$1,126</td>
</tr>
<tr>
<td>Child Care</td>
<td>$0</td>
<td>$1,377</td>
</tr>
<tr>
<td>Food</td>
<td>$158</td>
<td>$525</td>
</tr>
<tr>
<td>Transportation</td>
<td>$322</td>
<td>$644</td>
</tr>
<tr>
<td>Health Care</td>
<td>$196</td>
<td>$726</td>
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<tr>
<td>Technology</td>
<td>$55</td>
<td>$75</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$172</td>
<td>$498</td>
</tr>
<tr>
<td>Taxes</td>
<td>$244</td>
<td>$503</td>
</tr>
<tr>
<td>Monthly Total</td>
<td>$1,887</td>
<td>$5,474</td>
</tr>
<tr>
<td>ANNUAL TOTAL</td>
<td>$22,644</td>
<td>$65,688</td>
</tr>
<tr>
<td>Hourly Wage</td>
<td>$11.32</td>
<td>$32.84</td>
</tr>
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</table>

Nearly half of Austin renters are rent burdened
Household income has grown in the last 5 years but not enough to catch up to rising rents.
Evictions Over Time in Travis County

Source: Travis County Data
Formal Evictions Data

6,707
Evictions in Travis County (2018)

$1,428
Median amount owed in formal evictions in Austin 2018

$7.87M
Is the total amount owed for all evictions in Austin (2018)

95%
Of evictions in Austin were the result of nonpayment (2018)

Source: Travis County Data
Formal Evictions in Other Cities

- **Austin**: 2.7%
- **Dallas**: 5.6%
- **San Francisco**: 1.6%
- **Denver**: 2.5%
- **LA**: 1.9%

*ApartmentList Survey data*
## Formal Evictions: Austin Compared to the Country

<table>
<thead>
<tr>
<th>Question</th>
<th>Austin Renters Households</th>
<th>United States Renters Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unable to pay all or part of the rent in last 3 months</td>
<td>4.2%</td>
<td>6.2%</td>
</tr>
<tr>
<td>Threatened with eviction notice</td>
<td>1.2%</td>
<td>1.8%</td>
</tr>
<tr>
<td>Received court or formal evictions: Austin Compared to the Country</td>
<td>.1%</td>
<td>.4%</td>
</tr>
<tr>
<td>Answered very or somewhat likely of leaving home within two months due to eviction</td>
<td>7.8%</td>
<td>7.2%</td>
</tr>
</tbody>
</table>

(American Housing Survey 2013, last year of Austin data)
Similarity in Vulnerability for Formal Evictions & Displacement

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Percent Displaced</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austin</td>
<td>16%</td>
</tr>
<tr>
<td>Travis County</td>
<td>13%</td>
</tr>
<tr>
<td>Round Rock</td>
<td>13%</td>
</tr>
<tr>
<td>Pflugerville</td>
<td>10%</td>
</tr>
<tr>
<td>Georgetown</td>
<td>14%</td>
</tr>
<tr>
<td>Williamson County</td>
<td>17%</td>
</tr>
<tr>
<td>Region</td>
<td>14%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Percent Displaced</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeowners</td>
<td>7%</td>
</tr>
<tr>
<td>Renters</td>
<td>29%</td>
</tr>
<tr>
<td>Precariously housed</td>
<td>42%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>Percent Displaced</th>
</tr>
</thead>
<tbody>
<tr>
<td>African American</td>
<td>23%</td>
</tr>
<tr>
<td>Asian</td>
<td>12%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>19%</td>
</tr>
<tr>
<td>Native American</td>
<td>20%</td>
</tr>
<tr>
<td>Non-Hispanic White</td>
<td>13%</td>
</tr>
</tbody>
</table>

Source: Analysis of Impediments to Fair Housing in Central Texas Survey
Income Patterns of Displacement

Source: Analysis of Impediments to Fair Housing in Central Texas Survey
1928 Plan: Tri-racial Segregation

2000 Racial Identification by Census Tract

2016 - Gentrification
Data & Available Assistance
Austin i-team: Catalyzing innovation for a better resident experience with the social safety net

- HUD Homelessness Definition
- Poverty Line $25,750 for a family of 4
- Central Health Homelessness Definition
- ALICE: $65k for a family of 4
- Cost Burdened
  - 100% MFI $95,900 for a family of 4
  - >100% MFI

Homelessness Services
  - APH-Renal Assistance
  - Travis County Social Services
  - AE Utility Assistance
  - Non City Assistance
  - City Funded Affordable Housing Units

Housing Trust Fund Displacement Mitigation
  - City Funded Affordable Housing Units

Survival
  - Crisis
  - Living on the Edge
  - Stable
  - Thriving
City-Financed Affordable Housing Units

Source: City of Austin Open Data - Affordable Housing Inventory
Assistance & the Resident Experience
Austin Energy Research

• **Research Questions**
  • What is the median income of people whose services are disconnected?
  • How many service disconnections result in a displacement?
  • What is the relationship between utility disconnects and evictions?
I wish that...
Questions