

Modeling Rental Affordability

Houston-Galveston Area Council



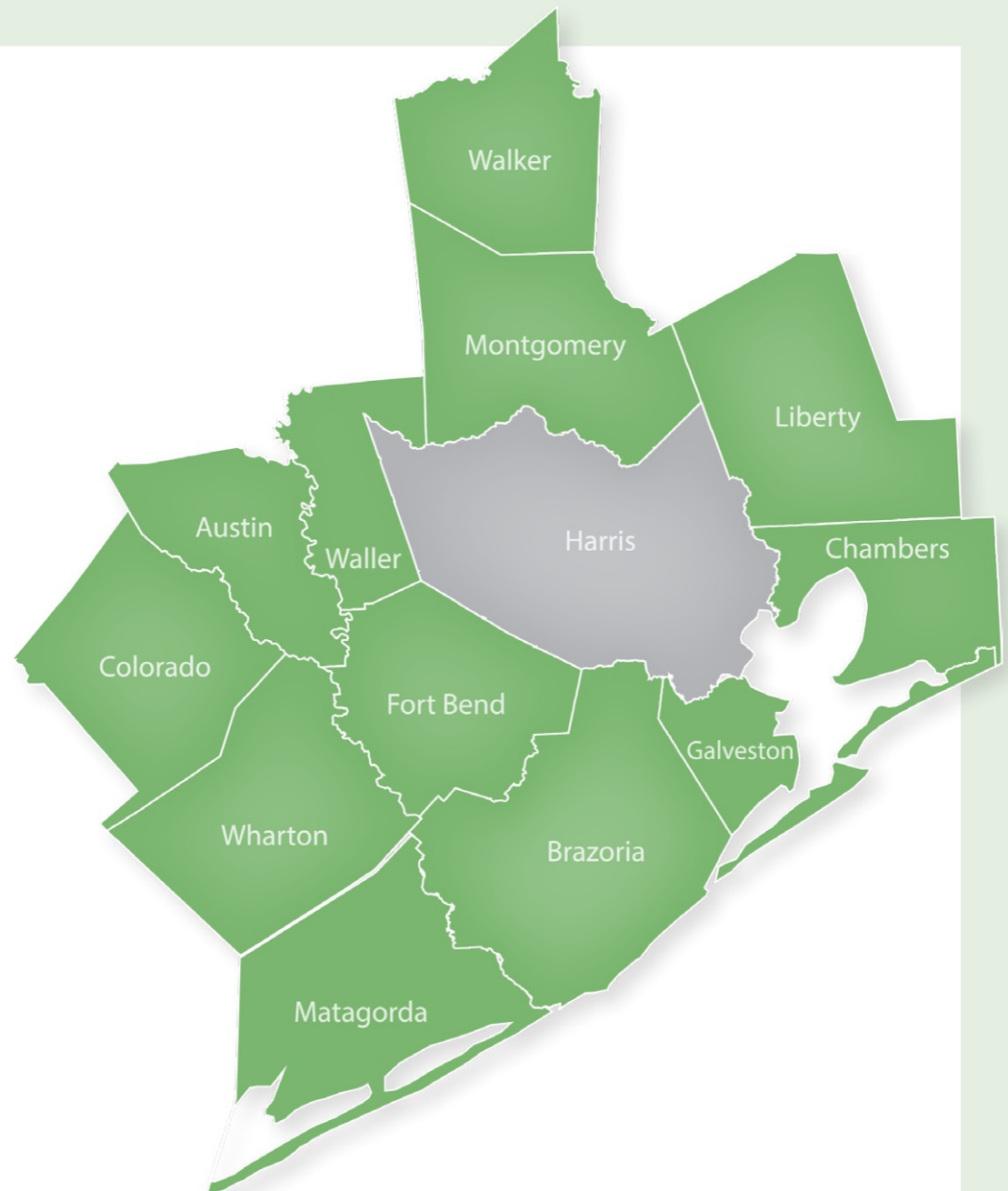
TEXAS A&M UNIVERSITY
Texas Real Estate
Research Center

Clare Losey, Ph.D.
Assistant Research Economist
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Outline

- Renter Demographics
- Rental Affordability
 - What is Affordability?
 - A Note on the Methodology
 - Rental Affordability Models for 2-Person Families
 - Rental Affordability Models for 4-Person Families

But first!
...let's
orient
ourselves



Source: Welcome Home: A Housing Plan for the H-GAC Region

Demographics: Austin County

Population	29,764
Number of Rental Housing Units	2,688
Rental Vacancy Rate	2.0%
Median Rent	\$851

Household Type	
Married-Couple Family	37.1%
Male householder, no spouse present	4.3%
Female householder, no spouse present	24.5%
Householder living alone	30.3%
Householder not living alone	3.8%

Household Size	% of Renter-Occupied Households
1-person	30.3%
2-person	19.6%
3-person	21.5%
4-or-more-person	28.6%
Average Household Size	2.72

Source: American Community Survey

Demographics: Brazoria County

Population	360,677
Number of Rental Housing Units	33,878
Rental Vacancy Rate	9.2%
Median Rent	\$1,141

Household Type	
Married-Couple Family	29.7%
Male householder, no spouse present	5.4%
Female householder, no spouse present	17.2%
Householder living alone	37.9%
Householder not living alone	9.8%

Household Size	% of Renter-Occupied Households
1-person	37.9%
2-person	25.4%
3-person	16.5%
4-or-more-person	20.2%
Average Household Size	2.43

Source: American Community Survey

Demographics: Chambers County

Population	41,305
Number of Rental Housing Units	2,400
Rental Vacancy Rate	7.3%
Median Rent	\$918

Household Type	
Married-Couple Family	39.7%
Male householder, no spouse present	9.7%
Female householder, no spouse present	24.4%
Householder living alone	25.7%
Householder not living alone	0.5%

Household Size	% of Renter-Occupied Households
1-person	25.7%
2-person	18.6%
3-person	10.7%
4-or-more-person	45.0%
Average Household Size	2.93

Source: American Community Survey

Demographics: Colorado County

Population	21,224
Number of Rental Housing Units	1,308
Rental Vacancy Rate	8.6%
Median Rent	\$714

Household Type	
Married-Couple Family	30.6%
Male householder, no spouse present	1.7%
Female householder, no spouse present	16.2%
Householder living alone	42.4%
Householder not living alone	9.2%

Household Size	% of Renter-Occupied Households
1-person	42.4%
2-person	20.7%
3-person	14.8%
4-or-more-person	22.1%
Average Household Size	2.82

Source: American Community Survey

Demographics: Fort Bend County

Population	765,394
Number of Rental Housing Units	54,300
Rental Vacancy Rate	7.3%
Median Rent	\$1,431

Household Type	
Married-Couple Family	41.4%
Male householder, no spouse present	6.3%
Female householder, no spouse present	22.1%
Householder living alone	24.8%
Householder not living alone	5.3%

Household Size	% of Renter-Occupied Households
1-person	24.8%
2-person	24.7%
3-person	18.5%
4-or-more-person	31.9%
Average Household Size	2.97

Source: American Community Survey

Demographics: Galveston County

Population	332,885
Number of Rental Housing Units	39,443
Rental Vacancy Rate	9.3%
Median Rent	\$1,078

Household Type	
Married-Couple Family	30.1%
Male householder, no spouse present	6.6%
Female householder, no spouse present	19.4%
Householder living alone	34.0%
Householder not living alone	9.9%

Household Size	% of Renter-Occupied Households
1-person	34.0%
2-person	30.4%
3-person	16.4%
4-or-more-person	19.1%
Average Household Size	2.49

Source: American Community Survey

Demographics: Harris County

Population	4,646,630
Number of Rental Housing Units	728,914
Rental Vacancy Rate	8.5%
Median Rent	\$1,078

Household Type	
Married-Couple Family	28.5%
Male householder, no spouse present	7.4%
Female householder, no spouse present	20.6%
Householder living alone	35.1%
Householder not living alone	8.5%

Household Size	% of Renter-Occupied Households
1-person	35.1%
2-person	25.5%
3-person	15.4%
4-or-more-person	24.0%
Average Household Size	2.64

Source: American Community Survey

Demographics: Liberty County

Population	83,702
Number of Rental Housing Units	6,571
Rental Vacancy Rate	4.2%
Median Rent	\$850

Household Type	
Married-Couple Family	33.1%
Male householder, no spouse present	5.3%
Female householder, no spouse present	21.6%
Householder living alone	33.9%
Householder not living alone	6.1%

Household Size	% of Renter-Occupied Households
1-person	33.9%
2-person	28.7%
3-person	15.2%
4-or-more-person	22.1%
Average Household Size	2.55

Source: American Community Survey

Demographics: Matagorda County

Population	36,774
Number of Rental Housing Units	4,061
Rental Vacancy Rate	15.3%
Median Rent	\$851

Household Type	
Married-Couple Family	31.6%
Male householder, no spouse present	8.5%
Female householder, no spouse present	17.6%
Householder living alone	38.7%
Householder not living alone	3.6%

Household Size	% of Renter-Occupied Households
1-person	38.7%
2-person	23.3%
3-person	13.7%
4-or-more-person	24.3%
Average Household Size	2.62

Source: American Community Survey

Demographics: Montgomery County

Population	571,949
Number of Rental Housing Units	57,512
Rental Vacancy Rate	6.8%
Median Rent	\$1,203

Household Type	
Married-Couple Family	37.5%
Male householder, no spouse present	6.0%
Female householder, no spouse present	16.3%
Householder living alone	31.7%
Householder not living alone	8.6%

Household Size	% of Renter-Occupied Households
1-person	31.7%
2-person	30.5%
3-person	14.0%
4-or-more-person	23.8%
Average Household Size	2.59

Source: American Community Survey

Demographics: Walker County

Population	72,321
Number of Rental Housing Units	10,673
Rental Vacancy Rate	3.1%
Median Rent	\$908

Household Type	
Married-Couple Family	26.3%
Male householder, no spouse present	2.9%
Female householder, no spouse present	14.1%
Householder living alone	34.5%
Householder not living alone	22.2%

Household Size	% of Renter-Occupied Households
1-person	34.5%
2-person	27.5%
3-person	14.2%
4-or-more-person	23.8%
Average Household Size	2.32

Source: American Community Survey

Demographics: Waller County

Population	51,832
Number of Rental Housing Units	4,804
Rental Vacancy Rate	6.3%
Median Rent	\$937

Household Type	
Married-Couple Family	30.3%
Male householder, no spouse present	10.7%
Female householder, no spouse present	18.3%
Householder living alone	26.1%
Householder not living alone	14.6%

Household Size	% of Renter-Occupied Households
1-person	26.1%
2-person	34.5%
3-person	12.3%
4-or-more-person	27.2%
Average Household Size	3.10

Source: American Community Survey

Demographics: Wharton County

Population	41,577
Number of Rental Housing Units	5,021
Rental Vacancy Rate	5.2%
Median Rent	\$775

Household Type	
Married-Couple Family	26.4%
Male householder, no spouse present	5.0%
Female householder, no spouse present	26.1%
Householder living alone	37.9%
Householder not living alone	4.6%

Household Size	% of Renter-Occupied Households
1-person	37.9%
2-person	22.9%
3-person	15.5%
4-or-more-person	23.7%
Average Household Size	2.48

Source: American Community Survey

Housing affordability is the most pressing issue presently facing housing planners, policymakers, and nonprofits



What is Housing Affordability?

Housing affordability measures the relationship between home price or rent and family (or household) income.



Fundamentals of Housing Affordability

Demand-Side Factors

- Demographics (i.e., population growth, household composition)
- Conditions in the labor market (i.e., income & wages, unemployment, taxation, etc.)
- Changes in the cost of borrowing mortgage credit (i.e., changes in the mortgage interest rate)
- Consumer tastes & preferences

Supply-Side Factors

- Availability of developable land
- Regulations/zoning (i.e., planning)
- Construction costs
- Availability of mortgage credit

Other Housing Issues

- **Housing quality**
- **Housing preferences**
- **Availability of housing units**
- **Homelessness**
- **Locational attributes**

Methodology

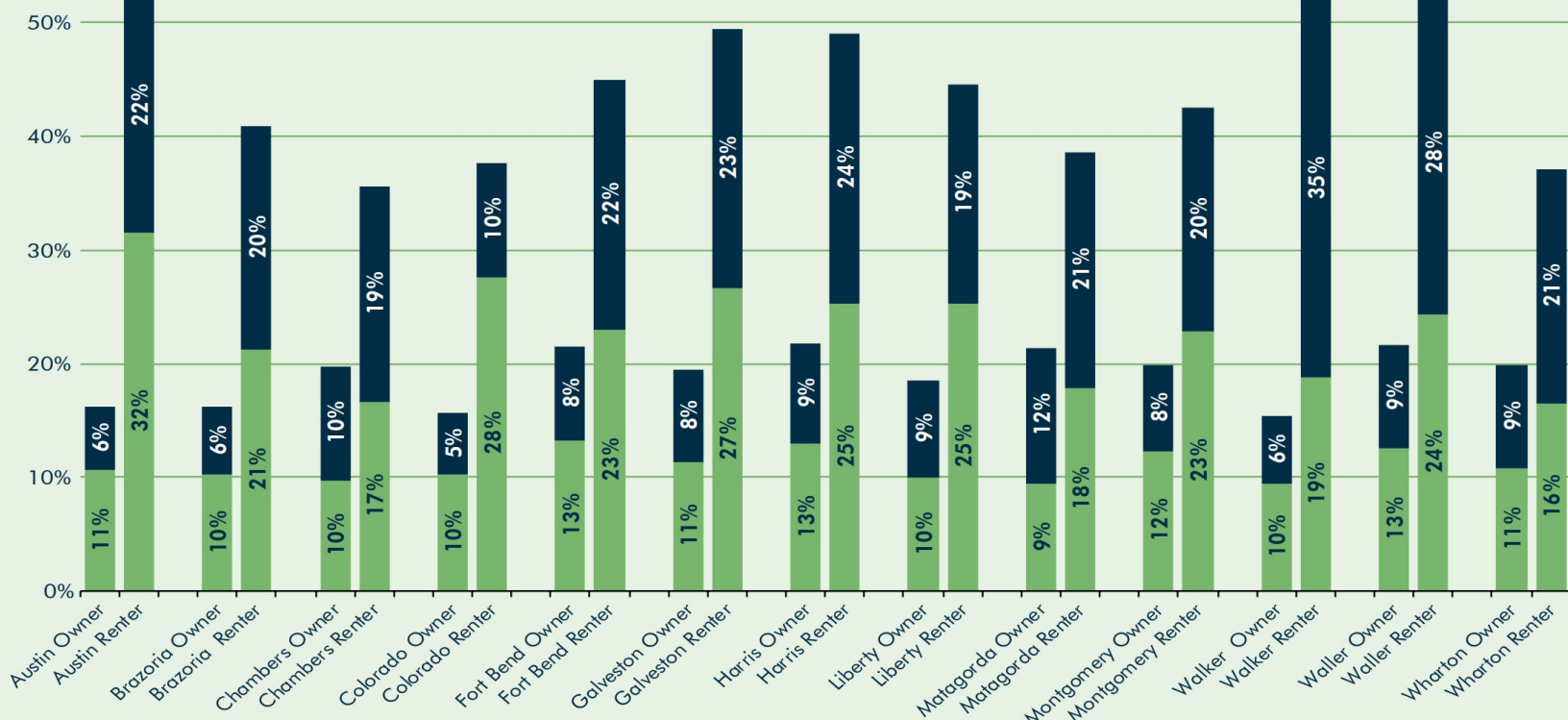
- These figures reflect income and housing estimates for **2019**. (Census data for 2020 has not yet been published.)
- We assume that households can afford to spend 30% of income on housing costs (i.e., rent + utilities). (This is the standard used by HUD in its affordable rental housing programs.)
 - Higher-income households can generally afford to devote a higher percentage of income to housing costs.
 - Lower-income households may struggle to cover other necessary expenditures (transportation, child care, etc.) by devoting 30% of income to housing costs.

Cost Burdened Households

Cost Burdened Population

Residents who spend more than 30% of their household income on housing costs are considered cost-burdened. Within the region, 25.4% of households are cost-burdened. Of those cost-burdened households, 43.3% spend more than half of their household income on housing.

REGIONAL HOUSING BURDEN



Source: Welcome Home: A Housing Plan for the H-GAC Region



A Couple of Caveats...

- Simply because a rental unit is affordable does not mean it is “decent, safe, and sanitary.” Nor does it mean it is currently available for rent.
- This data does not account for housing quality, which is much more likely to be an issue for lower-income households than higher-income households.
- Affordability will generally be better among lower-income households (and worse among higher-income households) for 4-person families than 2-person families. This is because the income limits established by HUD are lower for 2-person families.

Income Cohorts (2019)

Income Cohort	Percent of Median Family Income	Income Range for 2-Person Family in Texas	Income Range for 4-Person Family in Texas
Extremely Low-Income	0 - 30%	\$0 - \$17,100	\$0 - \$21,350
Very Low-Income	31 - 50%	\$17,101 - \$28,500	\$21,351 - \$35,600
Low-Income	51 - 80%	\$28,501 - \$45,550	\$35,601 - \$56,950
Workforce	81 - 120%	\$45,551 - \$68,400	\$56,951 - \$85,440
Market-Rate	121%+	\$68,401+	\$85,441+

Source: Department of Housing and Urban Development, U.S. Census Bureau



Modeling Rental Affordability for 2-Person Families



Texas (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$17,100	\$0 - \$428	19.3%	4.9%	-14%
Very Low-Income	\$17,101 - \$28,500	\$429 - \$713	14.8%	12.7%	-2%
Low-Income	\$28,501 - \$45,550	\$714 - \$1,139	19.4%	40.7%	21%
Workforce	\$45,551 - \$68,400	\$1,140 - \$1,710	18.4%	28.5%	10%
Market-Rate	\$68,401+	\$1,711+	28.2%	13.3%	-15%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Austin County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$18,200	\$0 - \$455	26.7%	12.1%	-15%
Very Low-Income	\$18,201 - \$30,350	\$456 - \$759	21.5%	27.5%	6%
Low-Income	\$30,351 - \$48,550	\$760 - \$1,214	17.1%	39.8%	23%
Workforce	\$48,551 - \$72,840	\$1,215 - \$1,821	10.7%	19.2%	9%
Market-Rate	\$72,841+	\$1,822+	24.1%	1.4%	-23%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Brazoria County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$22,600	\$0 - \$565	22.1%	7.2%	-15%
Very Low-Income	\$22,601 - \$37,700	\$566 - \$943	16.3%	24.6%	8%
Low-Income	\$37,701 - \$60,300	\$944 - \$1,508	19.7%	44.8%	25%
Workforce	\$60,301 - \$90,480	\$1,509 - \$2,262	20.6%	21.0%	0%
Market-Rate	\$90,481+	\$2,263+	21.3%	2.4%	-19%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Chambers County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$18,350	\$0 - \$459	19.6%	4.7%	-15%
Very Low-Income	\$18,351 - \$30,550	\$460 - \$764	14.5%	19.7%	5%
Low-Income	\$30,551 - \$48,850	\$765 - \$1,221	19.9%	56.1%	36%
Workforce	\$48,851 - \$73,320	\$1,222 - \$1,833	6.9%	10.2%	3%
Market-Rate	\$73,321+	\$1,834+	39.1%	9.4%	-30%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Colorado County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$16,910	\$0 - \$423	19.2%	15.0%	-4%
Very Low-Income	\$16,911 - \$24,200	\$424 - \$605	12.6%	18.8%	6%
Low-Income	\$24,201 - \$38,650	\$606 - \$966	26.2%	53.3%	27%
Workforce	\$38,651 - \$58,080	\$967 - \$1,452	20.4%	11.7%	-9%
Market-Rate	\$58,081+	\$1,453+	21.7%	1.2%	-20%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Fort Bend County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$18,350	\$0 - \$459	13.9%	1.3%	-13%
Very Low-Income	\$18,351 - \$30,550	\$460 - \$764	12.2%	5.4%	-7%
Low-Income	\$30,551 - \$48,850	\$765 - \$1,221	17.7%	28.9%	11%
Workforce	\$48,851 - \$73,320	\$1,222 - \$1,833	19.1%	37.1%	18%
Market-Rate	\$73,321+	\$1,834+	37.2%	27.4%	-10%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Galveston County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$18,350	\$0 - \$459	21.9%	5.0%	-17%
Very Low-Income	\$18,351 - \$30,550	\$460 - \$764	14.5%	14.6%	0%
Low-Income	\$30,551 - \$48,850	\$765 - \$1,221	19.5%	44.9%	25%
Workforce	\$48,851 - \$73,320	\$1,222 - \$1,833	17.3%	25.7%	8%
Market-Rate	\$73,321+	\$1,834+	26.8%	9.8%	-17%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Harris County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$18,350	\$0 - \$459	19.9%	3.2%	-17%
Very Low-Income	\$18,351 - \$30,550	\$460 - \$764	16.2%	13.9%	-2%
Low-Income	\$30,551 - \$48,850	\$765 - \$1,221	20.5%	45.9%	25%
Workforce	\$48,851 - \$73,320	\$1,222 - \$1,833	18.3%	26.4%	8%
Market-Rate	\$73,321+	\$1,834+	25.0%	10.6%	-14%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Liberty County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$18,350	\$0 - \$459	25.3%	10.5%	-15%
Very Low-Income	\$18,351 - \$30,550	\$460 - \$764	20.5%	29.0%	9%
Low-Income	\$30,551 - \$48,850	\$765 - \$1,221	19.1%	46.9%	28%
Workforce	\$48,851 - \$73,320	\$1,222 - \$1,833	17.2%	12.6%	-5%
Market-Rate	\$73,321+	\$1,834+	18.0%	1.0%	-17%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Matagorda County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$16,910	\$0 - \$423	24.6%	12.8%	-12%
Very Low-Income	\$16,911 - \$23,500	\$424 - \$588	6.5%	10.3%	4%
Low-Income	\$23,501 - \$37,600	\$589 - \$940	15.6%	38.1%	22%
Workforce	\$37,601 - \$56,400	\$941 - \$1,410	18.7%	26.9%	8%
Market-Rate	\$56,401+	\$1,411+	34.6%	12.0%	-23%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Montgomery County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$18,350	\$0 - \$459	14.1%	4.0%	-10%
Very Low-Income	\$18,351 - \$30,550	\$460 - \$764	13.0%	8.1%	-5%
Low-Income	\$30,551 - \$48,850	\$765 - \$1,221	19.1%	39.8%	21%
Workforce	\$48,851 - \$73,320	\$1,222 - \$1,833	19.8%	31.1%	11%
Market-Rate	\$73,321+	\$1,834+	34.1%	17.0%	-17%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Walker County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$16,910	\$0 - \$423	35.4%	3.2%	-32%
Very Low-Income	\$16,911 - \$27,250	\$424 - \$681	14.3%	15.4%	1%
Low-Income	\$27,251 - \$43,600	\$682 - \$1,090	19.0%	50.8%	32%
Workforce	\$43,601 - \$65,400	\$1,091 - \$1,635	14.2%	19.1%	5%
Market-Rate	\$65,401+	\$1,636+	17.0%	11.4%	-6%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Waller County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$18,350	\$0 - \$459	24.2%	6.3%	-18%
Very Low-Income	\$18,351 - \$30,550	\$460 - \$764	22.9%	24.0%	1%
Low-Income	\$30,551 - \$48,850	\$765 - \$1,221	22.4%	49.2%	27%
Workforce	\$48,851 - \$73,320	\$1,222 - \$1,833	11.9%	17.4%	6%
Market-Rate	\$73,321+	\$1,834+	18.6%	3.1%	-15%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Wharton County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$16,910	\$0 - \$423	27.0%	13.4%	-14%
Very Low-Income	\$16,911 - \$23,500	\$424 - \$588	12.2%	13.1%	1%
Low-Income	\$23,501 - \$37,600	\$589 - \$940	16.4%	40.2%	24%
Workforce	\$37,601 - \$56,400	\$941 - \$1,410	17.2%	26.8%	10%
Market-Rate	\$56,401+	\$1,411+	27.1%	6.5%	-21%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Summary: Undersupply

- Across all thirteen counties, extremely low-income households face a shortage of affordable rental housing.
- This indicates that extremely low-income households are dipping into the supply of housing that is affordable to very low-income or low-income households (i.e., they are spending more than is affordable to them on rent).
- Depending on the county, very low-income households also face a shortage of affordable rental housing.

Summary: Oversupply

- Across all thirteen counties, market-rate households face a shortage of affordable rental housing.
- This indicates that market-rate households are dipping into the supply of housing that is affordable to workforce households (i.e., they are spending less than is affordable to them on rent).

Modeling Rental Affordability for 4-Person Families



Texas (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$21,350	\$0 - \$534	24.8%	7.6%	-17%
Very Low-Income	\$21,351 - \$35,600	\$535 - \$890	18.2%	27.0%	9%
Low-Income	\$35,601 - \$56,950	\$891 - \$1,424	20.3%	42.5%	22%
Workforce	\$56,951 - \$85,440	\$1,425 - \$2,136	17.7%	18.3%	1%
Market-Rate	\$85,441+	\$2,137+	19.0%	4.6%	-14%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Austin County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$25,750	\$0 - \$644	43.8%	25.5%	-18%
Very Low-Income	\$25,751 - \$37,900	\$645 - \$948	11.5%	35.8%	24%
Low-Income	\$37,901 - \$60,650	\$949 - \$1,516	20.6%	35.1%	14%
Workforce	\$60,651 - \$90,960	\$1,517 - \$2,274	15.6%	3.6%	-12%
Market-Rate	\$90,961+	\$2,275+	8.5%	0.1%	-8%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Brazoria County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$28,250	\$0 - \$706	28.2%	13.8%	-14%
Very Low-Income	\$28,251 - \$47,100	\$707 - \$1,178	18.2%	39.9%	22%
Low-Income	\$47,101 - \$75,350	\$1,179 - \$1,884	25.2%	36.5%	11%
Workforce	\$75,351 - \$113,040	\$1,885 - \$2,826	14.7%	9.3%	-5%
Market-Rate	\$113,041+	\$2,827+	13.7%	0.5%	-13%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Chambers County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$25,750	\$0 - \$644	30.7%	17.7%	-13%
Very Low-Income	\$25,751 - \$38,150	\$645 - \$954	10.4%	37.3%	27%
Low-Income	\$38,151 - \$61,050	\$955 - \$1,526	19.8%	31.2%	11%
Workforce	\$61,051 - \$91,560	\$1,527 - \$2,289	17.4%	10.0%	-7%
Market-Rate	\$91,561+	\$2,290+	21.7%	3.7%	-18%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Colorado County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$25,750	\$0 - \$644	34.5%	35.0%	1%
Very Low-Income	\$25,751 - \$30,200	\$645 - \$755	8.9%	21.4%	13%
Low-Income	\$30,201 - \$48,300	\$756 - \$1,208	27.5%	36.1%	9%
Workforce	\$48,301 - \$72,480	\$1,209 - \$1,812	16.4%	7.4%	-9%
Market-Rate	\$72,481+	\$1,813+	12.6%	0.0%	-13%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Fort Bend County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$25,750	\$0 - \$644	21.1%	3.5%	-18%
Very Low-Income	\$25,751 - \$38,150	\$645 - \$954	12.5%	10.9%	-2%
Low-Income	\$38,151 - \$61,050	\$955 - \$1,526	19.7%	41.7%	22%
Workforce	\$61,051 - \$91,560	\$1,527 - \$2,289	19.3%	31.8%	12%
Market-Rate	\$91,561+	\$2,290+	27.4%	12.2%	-15%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Galveston County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$25,750	\$0 - \$644	30.4%	10.8%	-20%
Very Low-Income	\$25,751 - \$38,150	\$645 - \$954	14.6%	26.4%	12%
Low-Income	\$38,151 - \$61,050	\$955 - \$1,526	19.6%	45.4%	26%
Workforce	\$61,051 - \$91,560	\$1,527 - \$2,289	16.7%	13.7%	-3%
Market-Rate	\$91,561+	\$2,290+	18.6%	3.7%	-15%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Harris County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$25,750	\$0 - \$644	29.8%	8.0%	-22%
Very Low-Income	\$25,751 - \$38,150	\$645 - \$954	15.5%	29.9%	14%
Low-Income	\$38,151 - \$61,050	\$955 - \$1,526	20.6%	42.4%	22%
Workforce	\$61,051 - \$91,560	\$1,527 - \$2,289	16.7%	16.0%	-1%
Market-Rate	\$91,561+	\$2,290+	17.3%	1.4%	-16%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Liberty County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$25,750	\$0 - \$644	38.9%	25.5%	-13%
Very Low-Income	\$25,751 - \$38,150	\$645 - \$954	16.1%	38.3%	22%
Low-Income	\$38,151 - \$61,050	\$955 - \$1,526	18.5%	33.2%	15%
Workforce	\$61,051 - \$91,560	\$1,527 - \$2,289	16.6%	2.9%	-14%
Market-Rate	\$91,561+	\$2,290+	9.9%	0.0%	-10%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Matagorda County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$25,750	\$0 - \$644	33.3%	27.5%	-6%
Very Low-Income	\$25,751 - \$29,350	\$645 - \$734	4.1%	9.2%	5%
Low-Income	\$29,351 - \$46,950	\$735 - \$1,174	19.6%	40.4%	21%
Workforce	\$46,951 - \$63,360	\$1,175 - \$1,584	14.0%	15.2%	1%
Market-Rate	\$63,361+	\$1,585+	29.0%	7.7%	-21%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Montgomery County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$25,750	\$0 - \$644	22.0%	7.5%	-14%
Very Low-Income	\$25,751 - \$38,150	\$645 - \$954	13.0%	17.4%	4%
Low-Income	\$38,151 - \$61,050	\$955 - \$1,526	21.2%	46.1%	25%
Workforce	\$61,051 - \$91,560	\$1,527 - \$2,289	18.5%	22.3%	4%
Market-Rate	\$91,561+	\$2,290+	25.4%	6.6%	-19%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Walker County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$25,750	\$0 - \$644	47.6%	13.8%	-34%
Very Low-Income	\$25,751 - \$34,050	\$645 - \$851	11.7%	27.3%	16%
Low-Income	\$34,051 - \$54,500	\$852 - \$1,363	17.8%	42.9%	25%
Workforce	\$54,501 - \$81,720	\$1,364 - \$2,043	13.3%	5.5%	-8%
Market-Rate	\$81,721+	\$2,044+	9.5%	10.5%	1%

Source: Department of Housing and Urban Development, U.S. Census Bureau



Waller County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$25,750	\$0 - \$644	38.6%	14.6%	-24%
Very Low-Income	\$25,751 - \$38,150	\$645 - \$954	19.6%	37.3%	18%
Low-Income	\$38,151 - \$61,050	\$955 - \$1,526	17.5%	41.1%	24%
Workforce	\$61,051 - \$91,560	\$1,527 - \$2,289	14.2%	6.7%	-7%
Market-Rate	\$91,561+	\$2,290+	10.1%	0.4%	-10%

Source: Department of Housing and Urban Development, U.S. Census Bureau

Wharton County (2019)

Income Cohort	Family Income	Monthly Rent Affordable	Percent of Renter-Occupied Households (Demand)	Percent of Rental Units (Supply)	Oversupply or (-) Undersupply
Extremely Low-Income	\$0 - \$25,750	\$0 - \$644	42.3%	33.4%	-9%
Very Low-Income	\$25,751 - \$29,350	\$645 - \$734	4.2%	11.5%	7%
Low-Income	\$29,351 - \$46,950	\$735 - \$1,174	18.8%	38.5%	20%
Workforce	\$46,951 - \$70,200	\$1,175 - \$1,755	17.2%	14.7%	-3%
Market-Rate	\$70,201+	\$1,756 +	17.5%	1.9%	-16%

Source: Department of Housing and Urban Development, U.S. Census Bureau

Summary: Undersupply

- Extremely low-income households generally face a shortage of affordable rental housing.
- This indicates that extremely low-income households are dipping into the supply of housing that is affordable to very low-income or low-income households (i.e., they are spending more than is affordable to them on rent).
- Depending on the county, very low-income households also face a shortage of affordable rental housing.

Summary: Oversupply

- Market-rate households generally face a shortage of affordable rental housing.
- This indicates that market-rate households are dipping into the supply of housing that is affordable to workforce households (i.e., they are spending less than is affordable to them on rent).