



CITY OF COLLEGE STATION
Home of Texas A&M University®

HOUSING ACTION PLAN

EXISTING CONDITIONS REPORT

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INTRODUCTION

Housing opportunity and affordability are pressing national and local issues.

Harvard University’s Joint Center for Housing Studies paints a broad picture of the state of US housing markets in their publication “The State of the Nation’s Housing 2023” - <https://www.jchs.harvard.edu/state-nations-housing-2023>

The report highlights renter cost burdens reaching record levels, increasingly high incomes being needed to purchase homes, a general decline of low-cost rentals, and the number of homes for sale being at historic lows. Demographic trends and market shifts fueled by the pandemic combined with a housing shortage and a spike in interest rates have led to a rapid increase in housing costs – one that incomes have not kept up with.

These housing trends are evident in College Station and the entire Brazos Valley region. The City addresses the issues of housing opportunity and affordability primarily through two planning documents:

- **The 5 Year Consolidated Plan** – Required by the Department of Housing and Urban Development to receive federal Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) funds. This Plan assesses the City’s affordable housing and community development needs to make market and data driven decisions on how to invest CDBG and HOME funds. The 2020-2024 Consolidated Plan can be viewed [here](#).

- **The City's Comprehensive Plan** - Establishes a long-range vision for College Station's growth and development, housing, mobility, parks, the environment, economic development, city-provided infrastructure and services, and other related topics. This plan acts as a guidebook for decision-makers and is implemented over time through ordinances, infrastructure improvements, and other public and private development decisions. The City's Comprehensive Plan can be viewed [here](#).

The Goal of the College Station Housing Action Plan is to investigate available tools to create or incentivize affordable housing opportunities for residents. The plan will support the impactful implementation of housing goals in the City's Comprehensive Plan, specifically the following four Strategic Actions:

- **Action 2.3** – Create incentives and programs to revitalize existing areas and established neighborhoods. This could include façade or landscaping improvement programs or rehabilitation initiatives. New programs should align with and complement existing City efforts through the Neighborhood Partnership Program, Neighborhood Grant Program, and proposed property maintenance programming.



- **Action 3.4** – Expand affordable housing and workforce housing. Continue to support efforts, programs, and incentives aimed at developing affordable housing stock and assisting low-and moderate- income citizens to secure affordable homeownership and/or rental opportunities. Potential actions may include regulatory provisions such as:
 - Development standards that reduce barriers for affordable and diverse housing types.
 - Pre-approved building plans or pattern books for target locations.
 - Incentives such as density bonuses or more flexible standards, or
 - A workforce housing capital pool where a public entity establishes a fund that is used for various types of affordable housing initiatives.
- **Action 3.6** - Develop and refine data monitoring processes to analyze housing trends and define a strategic set of actions to address housing affordability, diversity, and gentrification. Consider existing market data, best practices, and existing regulations and incentives.
- **Action 3.9** – Continue partnering with local nonprofit organizations and area partners to support affordable housing options. Continue partnerships with organizations such as the Brazos County Home Repair Coalition, Bryan/College Station Habitat for Humanity, Brazos Valley Community Action Programs, Elder Aid, Brazos Valley Council of Governments, and housing tax credit developers.



WHY HOUSING MATTERS

Housing is key to College Station’s future. Quality affordable housing opportunity is connected to better life outcomes, especially for children, and to economic competitiveness.

- **Health** - There is strong evidence characterizing housing’s relationship to health. Housing stability, quality, safety, and affordability all affect health outcomes, as do physical and social characteristics of neighborhoods ([Health Affairs Policy Brief](#)).
 - The U.S. Centers for Disease Control and Prevention (CDC) identified housing as an important social determinant of health, highlighting the link between where people live and their health. - <https://health.gov/healthypeople/priority-areas/social-determinants-health>
 - Robert Wood Johnson Foundation Issue Brief on [Housing and Health](#).
 - Habitat for Humanity International – [“How does housing impact health?”](#)
 - Brookings Institute Report – [Housing as a Hub for Health, Community Services, and Upward Mobility](#). States that housing is important as a “hub” for well-being.

- **Opportunity/Upward Mobility** – Housing is a platform for opportunity and upward mobility.
 - Urban Institute brief focusing on evidence of relationship between housing and upward mobility. [Why Housing Matters for Upward Mobility](#).
 - [Opportunity Atlas](#) mapping tool. Shows which neighborhoods in America offer children the best chance to rise out of poverty. One [key finding](#) is that growing up in a higher-mobility area has a causal effect on children’s outcomes in adulthood, in proportion to childhood exposure.
 - Penn Institute for Urban Research [Opportunity and Housing Access](#).



- **Economy** – The existence of housing affordable to a range of households is key to economic growth. Businesses need a diversity of workers to thrive and grow; and those workers in turn need a range of housing options.
 - National Association of Counties – [Housing as Part of a County’s Economic Development Strategy](#). “Having a sufficient supply of housing affordable to households all along the income spectrum is also critical to supporting vibrant and sustainable local economies.”
 - The Urban Institute – [Four Reasons Why Employers Should Care about Housing](#). “Available, affordable housing that fits a range of household types and lifestyles is essential to attracting, retaining, and developing a diverse, productive workforce.”





COLLEGE STATION EXISTING CONDITIONS REPORT FINDINGS SUMMARY

College Station, home of Texas A&M University, has seen rapid growth since the 1970s and has become a desirable place to live, work, and go to school. Like most cities in the U.S., College Station's home prices and rents have risen significantly in recent years and the city currently has a shortage of moderately priced housing. Housing costs have risen at a faster pace than incomes resulting in a financial strain for renters and a lack of homeownership opportunities for low- and moderate-income workers. Significant findings of the Existing Conditions Report include the following:

- Most College Station workers live outside the city limits.
- Most units in College Station are single family homes or multifamily apartments. There is a lack of middle housing options like duplexes, condos, and townhomes.
- Population and development predictions project a significant housing supply shortage by 2030.
- 58% of renters and 18% of homeowners with a mortgage in College Station are cost burdened (spending more than 30% of their monthly income on housing costs)
- The 2023 median sales price for a non-new construction home in College Station was \$389,000 – a price that is out of reach for most middle-income families.



COLLEGE STATION DEMOGRAPHICS & GROWTH

College Station is a unique in many ways. Incorporated in 1938, College Station is relatively young with an older sister city (the City of Bryan) that was incorporated in 1871. While young, the city is home to the oldest public institution of higher education in the state, Texas A&M University (established in 1876). Texas A&M is also the largest university in the nation by enrollment and one of the largest campuses in the country at 5,200 acres. The College Station – Bryan metropolitan statistical area (MSA) serves as the economic and educational hub of the entire Brazos Valley region.

The populations of Bryan and College Station grew at about the same rate until the 1970s, when an influx of students at Texas A&M University (the result of a change in enrollment policies) contributed to accelerated growth. Both College Station and Texas A&M University have grown and changed quickly. In 1970 Texas A&M had a total enrollment of 14,200 students and the City's population was 17,676. Today, Texas A&M enrolls 74,824 students and the population of College Station is 124,326 – a 426% and 603% increase respectively. In 1970 there were just over 4,000 total housing units in College Station, today there are over 48,000 (1970 Census and 2021 ACS 5 Year Estimate).

Population Growth

| <i>College Station and Brazos County Population Growth</i> | | |
|--|-----------------------------------|---------------------------------|
| Year | College Station Population | Brazos County Population |
| 1990 | 52,456 | 121,862 |
| 2000 | 67,890 | 154,415 |
| 2010 | 93,857 | 194,851 |
| 2020 | 120,511 | 233,849 |
| 2022 ACS | 124,326 | 242,014 |
| 2030 P&DS Estimate | 145,000 | |

Data: Decennial Census, American Community Survey, College Station P&DS

Looking specifically at the City of College Station and the number of college students living in the city, American Community Survey data estimates that 45,506 residents of College Station are enrolled in college or graduate school (37,541 undergraduates and 7,965 in graduate or professional school) (Source: 2021 ACS 5 Year Estimates). It can be assumed that most of these students are enrolled at Texas A&M University, however; a percentage also are most likely enrolled at Blinn College, the Texas A&M RELIS Campus, or Sam Houston State University.





Population by Age in College Station 2010 vs. 2020

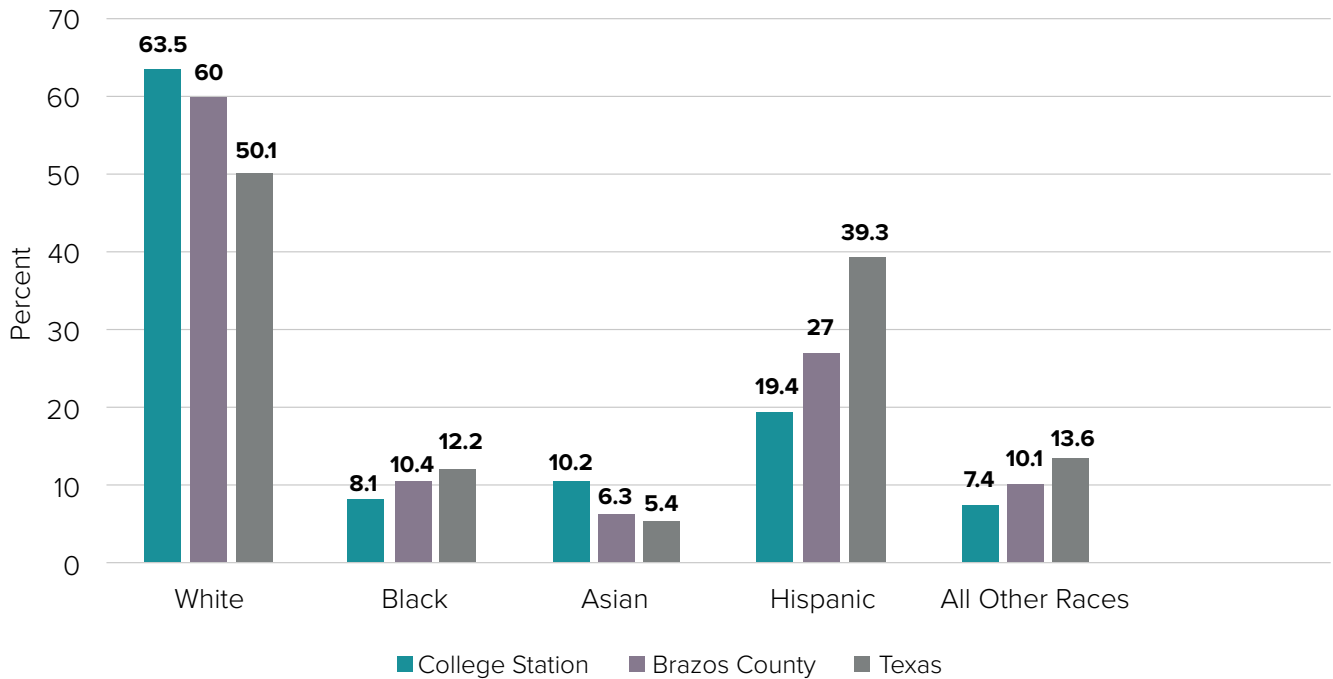
The fastest growing age group in College Station is adults 60 years old and above, with the largest increase in adults between the ages of 65 and 74 years. Texas A&M’s influence is evident: in 2020, 29% of the population was between the ages of 20 and 24. This same demographic makes up 7% of the total Texas population.

| Age Group | 2010 | 2020 | Numerical Change | % Change |
|-------------------|--------|--------|------------------|----------|
| 85 years and over | 471 | 734 | 263 | 55.84 |
| 75 to 84 years | 1,388 | 2,469 | 1,081 | 77.88 |
| 65 to 74 years | 2,516 | 4,613 | 2,097 | 83.35 |
| 60 to 64 years | 1,923 | 3,030 | 1,107 | 57.57 |
| 55 to 59 years | 2,457 | 3,212 | 755 | 30.73 |
| 45 to 54 years | 5,796 | 7,796 | 2,000 | 34.51 |
| 35 to 44 years | 7,134 | 10,134 | 3,000 | 42.05 |
| 25 to 34 years | 13,922 | 17,447 | 3,525 | 25.32 |
| 20 to 24 years | 30,850 | 35,318 | 4,468 | 14.48 |
| 15 to 19 years | 15,578 | 18,297 | 2,719 | 17.45 |
| 10 to 14 years | 3,386 | 5,323 | 1,937 | 57.21 |
| 5 to 9 years | 3,910 | 5,713 | 1,803 | 46.11 |
| Under 5 Years | 4,526 | 6,486 | 1,960 | 43.31 |

Race and Ethnicity

In College Station, over 63% of the population that identifies as a single race is White, a greater proportion than in the county or state. There are fewer Black and Hispanic residents, though more Asian, in College Station than in Brazos County or the state.

Race and Ethnicity 2020 Census Comparative Overview



Source: US Census Bureau 2020 Decennial Census



Despite the preponderance of White population in the city, College Station has seen a surge in the minority population over the last decade. The Hispanic population has nearly doubled in just ten years; gains were also made in the Black (53.3%) and Asian (43.6%) populations. The “All Other Races” category includes those who identify as “Some other race” on the census, Native Hawaiian and Other Pacific Islander, and those who identify as American Indian or Alaska Native – this group has grown by over 130% since 2010. *The population of College Station is diversifying as it grows.*



Race/Ethnicity in College Station 2010 vs. 2020

| Race/Ethnicity | 2010 | 2020 | Numerical Change | % Change |
|-----------------|--------|--------|------------------|----------|
| White | 72,502 | 76,475 | 3,973 | 5.5 |
| Black | 6,383 | 9,788 | 3,405 | 53.3 |
| Asian | 8,576 | 12,317 | 3,741 | 43.6 |
| All Other Races | 4,161 | 8,903 | 4,742 | 113.9 |
| Hispanic Origin | 13,165 | 23,357 | 10,192 | 77.4 |

Source: US Census Bureau 2010 and 2020 Decennial Census



EDUCATION

College Station Independent School District

College Station ISD is experiencing rapid growth along with the City and Texas A&M University. CSISD's enrollment was 14,462 for the 2022-23 school year. The enrollment in 1993 was 6,150 – a 135% increase. More information about current and projected future CSISD enrollment can be found in their [Annual Enrollment Review and Report](#).

As it has grown, CSISD has maintained a high level of academic performance as judged by their Texas Education Agency rating system score. CSISD has a rating of 89 overall and a letter grade of B. More about this rating can be found [here](#).

Demographics for College Station Independent School District can be found on CSISD's website [here](#). Of note is that 35.8% of CSISD students are considered at-risk of not meeting standards or dropping out of school and 35.95% are economically disadvantaged, meaning they are eligible to participate in the national free or reduced-priced lunch program.

Texas A&M University

Texas A&M University is the flagship institution of the Texas A&M University System and is the only university in Texas to hold a simultaneous designations as a land, sea, and space grant institution. Texas A&Ms 74,828 students earn degrees in more than 130 courses of study through 17 colleges.

As mentioned previously, Texas A&M University has experienced rapid growth and change since the 1970s. Current student demographics can be found [here](#).

While it can be assumed that many of the University's undergraduate students are dependents of their parents and receiving financial support, a look at the [Financial Aid Common Data Set](#) shows that *21,554 of the 50,109 undergraduates at Texas A&M were determined to have financial need – 43% of all undergraduate students.*



Educational Attainment in College Station

Compared to the state, College Station has a higher percentage of high school and college graduates. A person living in College Station is almost twice as likely to have a college degree as elsewhere in the state. Moreover, while almost 30% of the over-25 population in College Station has a graduate or professional degree, only 11.2% in the state have attained that level of education.

| Educational Attainment 2021 ACS 5yr Estimate | College Station | | Texas | |
|---|-----------------|---------|------------|---------|
| | Number | Percent | Number | Percent |
| Total residents over age 25 | 51,640 | | 18,619,469 | |
| Less than 9th grade | 963 | 1.9% | 1,422,360 | 7.6% |
| 9th to 12th grade, no diploma | 1,711 | 3.3% | 1,403,821 | 7.5% |
| High school graduate | 6,785 | 13.1% | 4,563,619 | 24.5% |
| Some college, no degree | 8,775 | 17.0% | 3,956,030 | 21.2% |
| Associate degree | 3,465 | 6.7% | 1,402,444 | 7.5% |
| Bachelor's degree | 15,633 | 30.3% | 3,791,665 | 20.4% |
| Graduate or professional degree | 14,337 | 27.8% | 2,079,530 | 11.2% |
| Percent high school graduate or higher | | 94.8% | | 84.8% |
| Percent bachelor's degree or higher | | 58.0% | | 31.5% |

Source: US Census Bureau, American Community Survey 5-year Estimates (2016-2021)

Education plays a major role in a person's future earning power. With each additional level of education, a person is much more likely to have greater income. For example, an individual in College Station with a bachelor's degree is likely to earn annually \$25,844 more per year than a person with a high school education. Over a thirty-year career, that would amount to a gap of over \$775,320, not considering the potential for promotions and other means of upward mobility because of education.

| Income by Educational Attainment | Texas | Brazos County | College Station |
|-----------------------------------|----------|---------------|-----------------|
| Less than high School graduate | \$26,451 | \$26,334 | \$16,042 |
| High school graduate | \$32,983 | \$32,032 | \$34,199 |
| Some college / associate's degree | \$40,650 | \$36,049 | \$37,224 |
| Batchelor's degree | \$60,543 | \$51,739 | \$51,840 |
| Graduate / professional degree | \$76,818 | \$64,239 | \$66,213 |

Source: US Census Bureau, American Community Survey 5-year Estimates (2016-2021)

While this data reveals many positive conclusions, one fact cannot be understated: there are at least 9,459 individuals in College Station, age 25 and over, that have no more than a high school education (diploma, GED, or less), lacking the requisite education for many career opportunities.



EMPLOYMENT

The table below shows the estimated employment status of the working-age population in 2021. With a large undergraduate student population, the city has a larger percentage of residents age 16 and older not in the labor force. According to the American Community Survey (ACS) glossary, this category “consists mainly of students, homemakers, retired workers, seasonal workers interviewed in an off season who were not looking for work, institutionalized people, and people doing only incidental unpaid family work (less than 15 hours during the reference week).” For those in the labor force, the county, and especially the state, share a greater percentage of the unemployed population.

| | Texas | | Brazos County | | College Station | |
|----------------------|--------------|-------|----------------------|-------|------------------------|-------|
| Total Pop. Over 16 | 22,261,181 | | 188,101 | | 98,179 | |
| Civilian Labor Force | 14,390,216 | 64.6% | 115,759 | 61.5% | 59,768 | 60.9% |
| Employed | 13,618,630 | 61.2% | 110,682 | 58.8% | 57,119 | 58.2% |
| Unemployed | 771,586 | 3.5% | 5,077 | 2.7% | 2,483 | 2.5% |
| Not in Labor Force | 7,768,365 | 34.9% | 71,984 | 38.3% | 38,411 | 39.1% |
| Armed Forces | 102,600 | 0.5% | 358 | 0.2% | 166 | 0.2% |

Source: US Census Bureau, American Community Survey 5-Year Estimates (2016-2021)

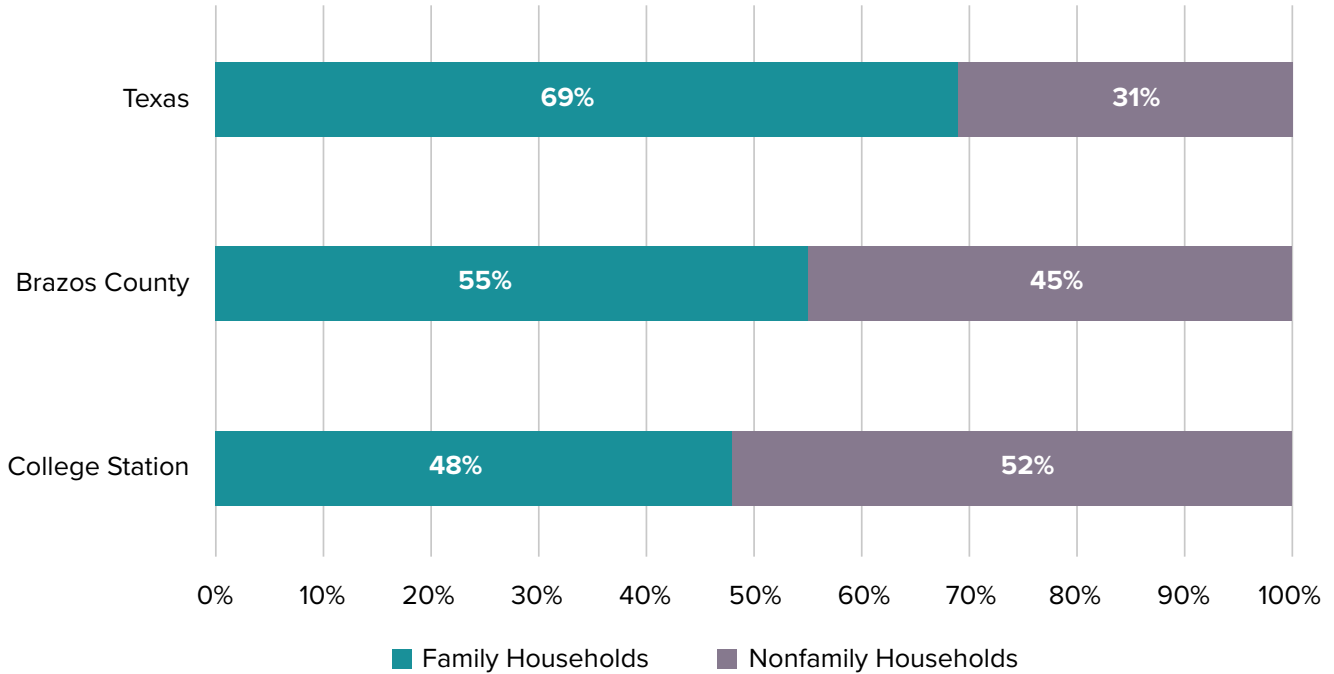


INCOME AND HOUSEHOLDS

Income for College Station and Brazos County residents tends to be lower than that for residents of the state as a whole. These numbers are greatly influenced by the large local student population. Undergraduate students in particular are more likely to receive financial compensation outside of traditional wages, in the form of scholarships, grants, loans, gifts, and parental financial support. Graduate students, on the other hand, may not receive as much parental financial support, but rather, depend on teaching or research assistantships or have a working spouse.

The U.S. Census Bureau defines a household as “all the people who occupy a housing unit as their usual place of residence.” This definition includes unrelated individuals – like college students, for example – living together. There are 41,592 distinct households in College Station, 83,627 in Brazos County and 10,239,341 in the State of Texas. The Census Bureau delineates between family and nonfamily households, in which a family is defined as “a group of two or more people who reside together and who are related by birth, marriage, or adoption.” The table below illustrates the share of family and nonfamily households in each of the three geographies.

Percentage of House Hold Types Comparative Overview



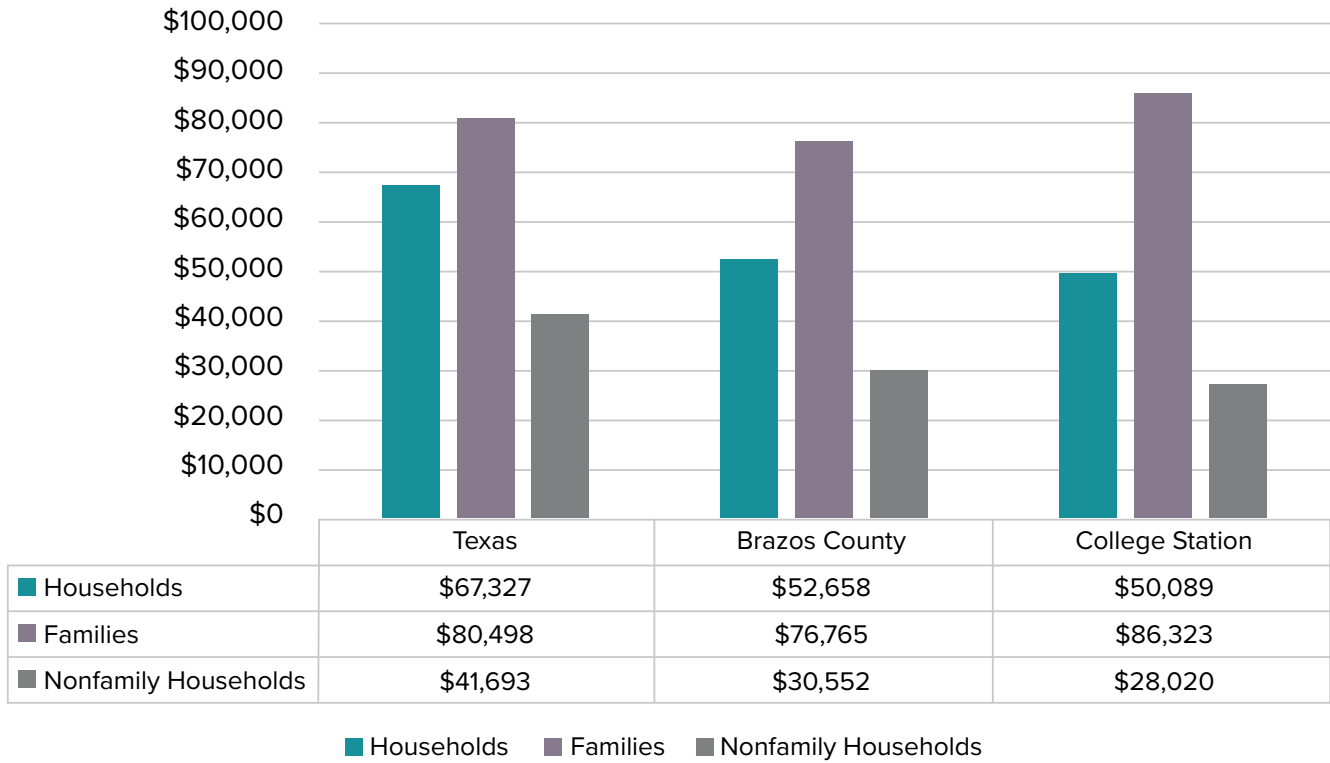
Source: US Census Bureau, American Community Survey 5-year estimates (2016-2021)

The City of College Station has a larger percentage of nonfamily households, very much unlike the county, and even more so the state. Most households in the State of Texas and Brazos County are family households (68.9% and 55.5%, respectively). Again, this difference is particularly influenced by unrelated, college-aged persons living together.

College Station families have a comparable, and even slightly greater, median income than that of families in the county and state (see the table below). However, the income of College Station nonfamily households is much less than their counterparts. Combining the very low nonfamily income with the comparatively high number of nonfamily households creates a situation in which total household income of College Station is approximately 74.3% of the income of Texas households overall.



Median Family Income in the Past 12 Months Comparative Overview



Source: US Census Bureau, American Community Survey 5-year Estimates (2016-2021)

The table below shows the median household income and the percentage change for College Station since 2013.

College Station Household Income in the Past 12 Months

| | <i>Estimated Median Household Income</i> | <i>Percent Change</i> |
|------|--|-----------------------|
| 2021 | \$50,089 | 5.5% |
| 2020 | \$47,456 | 3.57% |
| 2019 | \$45,820 | 6.65% |
| 2018 | \$42,964 | 8.96% |
| 2017 | \$39,430 | 8.11% |
| 2016 | \$36,471 | 6.68% |
| 2015 | \$34,186 | 2.25% |
| 2014 | \$33,434 | 5.82% |
| 2013 | \$31,596 | |

Source: US Census Bureau, American Community Survey 5-year Estimates

The two tables below show estimated median household income for College Station nonfamily and family households as well as the percentage change since 2013.

| | <i>Estimated Median Nonfamily Household Income</i> | <i>Percent Change</i> |
|------|--|-----------------------|
| 2021 | \$28,020 | 5.93 |
| 2020 | \$26,452 | 8.22 |
| 2019 | \$24,442 | 3.88 |
| 2018 | \$23,529 | 5.10 |
| 2017 | \$22,387 | 5.38 |
| 2016 | \$21,244 | 6.72 |
| 2015 | \$19,907 | 1.86 |
| 2014 | \$19,544 | 13.46 |
| 2013 | \$17,226 | |

Source: US Census Bureau, American Community Survey 5-year Estimates

| | <i>Estimated Median Family Household Income</i> | <i>Percent Change</i> |
|------|---|-----------------------|
| 2021 | \$86,323 | 6.84 |
| 2020 | \$80,795 | -6.24 |
| 2019 | \$86,176 | 5.85 |
| 2018 | \$81,415 | 9.39 |
| 2017 | \$74,428 | 3.30 |
| 2016 | \$72,047 | 5.05 |
| 2015 | \$68,584 | 2.72 |
| 2014 | \$66,765 | -0.31 |
| 2013 | \$66,974 | |

Source: US Census Bureau, American Community Survey 5-year Estimates

This table shows estimated median household income for families with single parents (female and male householders with no spouse present) since 2013. **Please note that the estimated median family income for these families is less than half of the median income for families in general.** This estimated Census data show there are approximately 3,800 female householder families with no spouse present and 1,531 male householder families with no spouse present in College Station.

| | <i>Estimated Median Family Household Income - Single Householder No Spouse Present</i> | | <i>Percent Change</i> | |
|------|--|----------------|-----------------------|----------------|
| | <i>Female HH</i> | <i>Male HH</i> | <i>Female HH</i> | <i>Male HH</i> |
| 2021 | \$40,023 | \$40,135 | 0.82 | 24.91 |
| 2020 | \$39,697 | \$32,132 | 19.12 | -35.74 |
| 2019 | \$33,325 | \$50,000 | 1.34 | 10.74 |
| 2018 | \$32,883 | \$45,150 | 14.93 | 12.03 |
| 2017 | \$28,612 | \$40,303 | -7.69 | 35.71 |
| 2016 | \$30,995 | \$29,698 | -0.63 | 6.82 |
| 2015 | \$31,192 | \$27,801 | 18.21 | 1.27 |
| 2014 | \$26,386 | \$27,451 | -7.81 | 8.07 |
| 2013 | \$28,622 | \$25,400 | | |

Source: US Census Bureau, American Community Survey 5-year Estimates

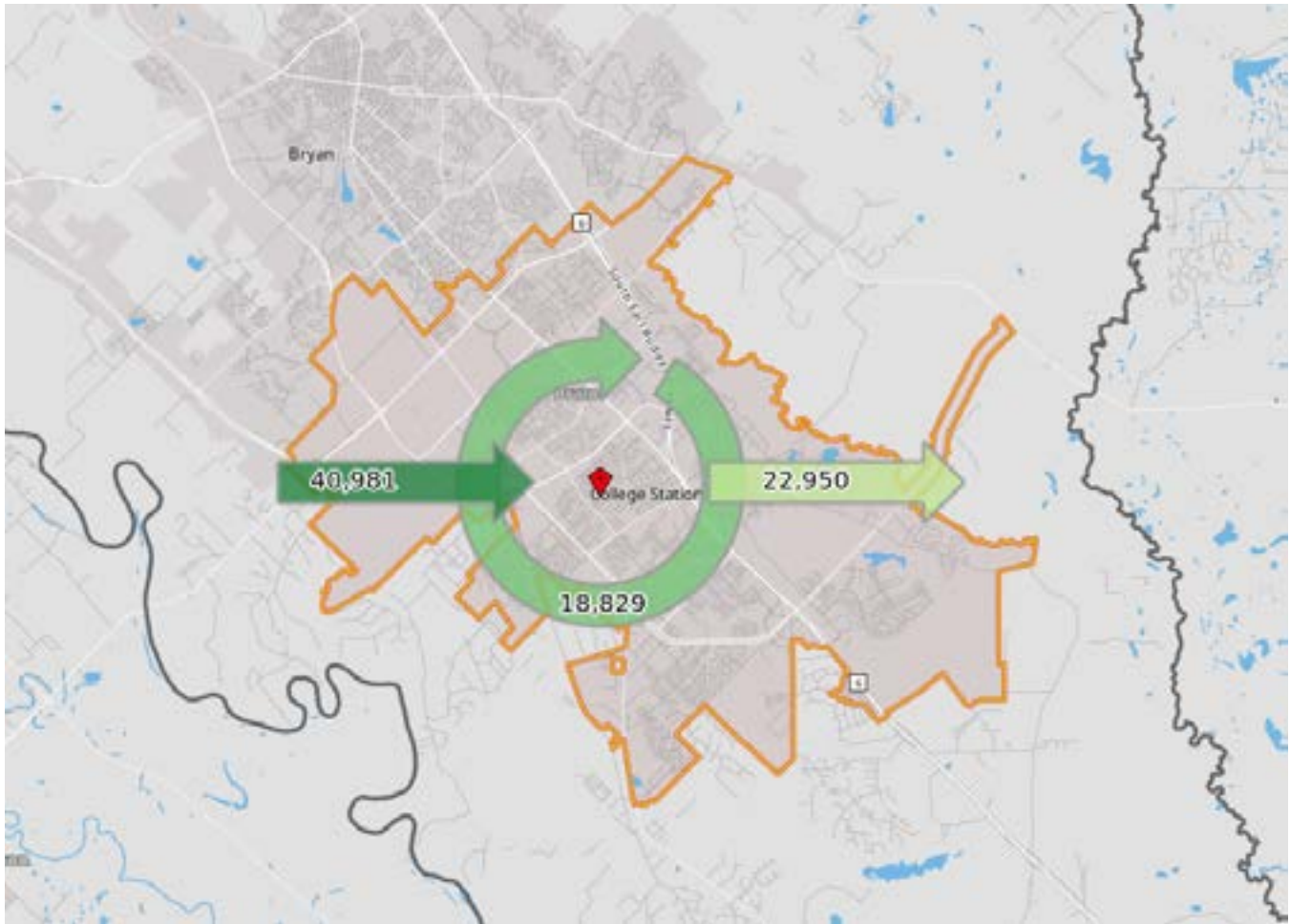


WHERE DO COLLEGE STATION WORKERS LIVE?

Inflow/Outflow



According to the 2020 US Census, over 40,000 people commute into College Station for work. Most (40,981 of the 59,810 jobs in the City - 69%) of the jobs in the city are filled by non-residents.

The map below displays the inflow/outflow counts and proportions for the employees in College Station.











Where Do College Station Workers Live?

LEGEND

-  Brazos County Limits
-  City Limit

College Station Worker Households
Job_Count



-  1
-  2.5
-  5
-  10
-  25
-  50
-  75
-  100











Source: US Census Bureau, OnTheMap 2020 Inflow/Outflow Counts for All Jobs for College Station, Texas

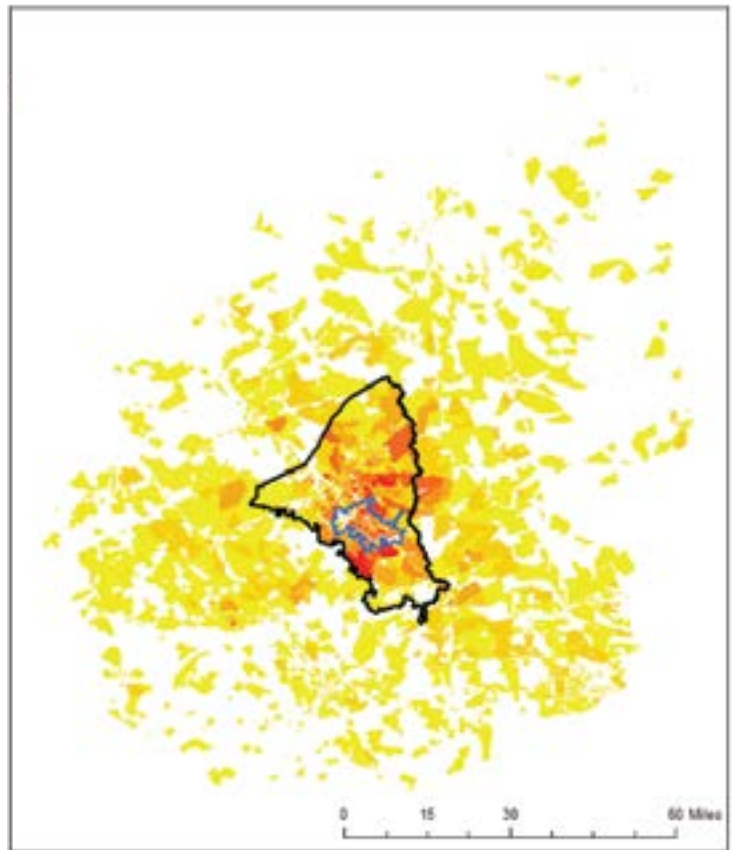
Where Do College Station Workers Live?

LEGEND

-  Brazos County Limits
-  City Limit

College Station Worker Households

-  1 - 3
-  4 - 8
-  9 - 14
-  15 - 21
-  22 - 31
-  32 - 43
-  44 - 60
-  61 - 81



Source: US Census Bureau, OnTheMap 2020 Inflow/Outflow Counts for All Jobs for College Station, Texas

A significant number of those employed in Brazos County live outside the County. Of the 106,234 jobs in Brazos County, 48,010 (45%) live outside the County and commute in. Source: US Census Bureau, OnTheMap 2020 Inflow/Outflow Counts for All Jobs for Brazos County, Texas





COLLEGE STATION HOUSING STOCK

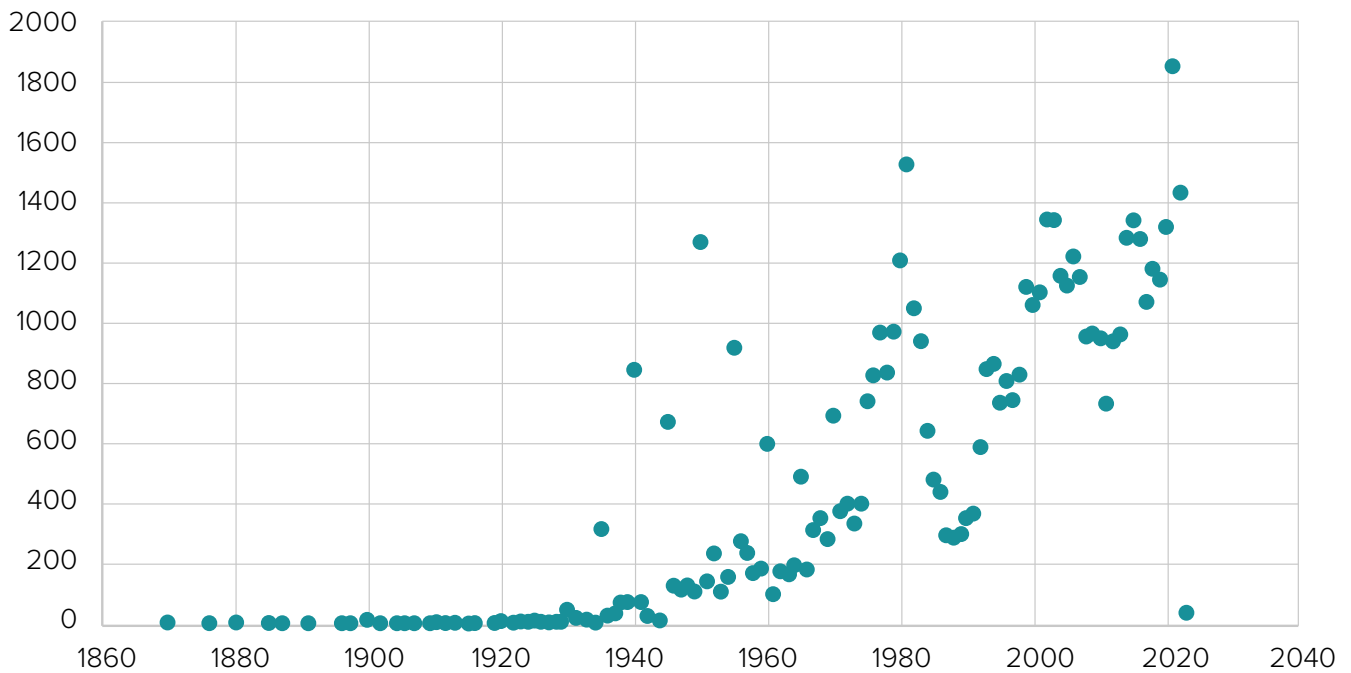
College Station is a young city with a housing stock that reflects our rapid growth. Data from the Brazos Central Appraisal District shows that of the 24,126 residential platted parcels (a unit of land (tract, lot, or otherwise) designated in the original plat or in any other plats with residential structure(s) present) in College Station 13,863 (57%) were built since 2000 - 17,359 (72%) since 1990.

Also of note is the type of housing in College Station and when it was mostly built. 78% of residential platted parcels are single family homes. There are 191 apartment complexes in the City, with about 118,000 beds total (Data from the College Station Fire Department). Other housing options that typically make up “middle housing”, or alternatives to single family homes and apartment complexes (including manufactured homes, duplexes, triplexes, fourplexes, townhomes, patio homes, and homeplexs) represent 4,998 platted parcels, or 20% of the total.

| | Total Number | Average Year Constructed |
|----------------------------------|--------------|--------------------------|
| Residential Structures | 24,126 | 1998 |
| Single Family (A1, E1) | 18,922 | 1998 |
| Manufactured Homes (A2, EA2, M1) | 23 | 1989 |
| Duplex (A3, B2, EB2) | 1,441 | 1992 |
| Triplex (B3) | 11 | 1984 |
| Fourplex (A5, B4) | 348 | 1981 |
| Condominium (A6) | 3 | 1996 |
| Townhome (A7) | 2,355 | 2010 |
| Patio Home (A8) | 486 | 2000 |
| Homeplex (A9) | 331 | 1986 |
| Multifamily (B1) | 191 | 1994 |
| Fraternity/Sorority House (B10) | 15 | 1992 |

Source: Brazos Central Appraisal District

Total Housing - Construction Year



Source: Brazos Central Appraisal District



PROJECTED HOUSING SUPPLY SHORTAGE

The City of College Station Planning and Development Services Department has estimated that the total College Station population will reach 145,000 by the year 2030 – a growth rate of about 2% per year over the next ten years. Given production projections based on planned development, *there is estimated to be a shortage of 4,162 units.*

What is housing affordability?

Workforce or affordable housing is not a specific type of housing. Rather it is housing within the financial reach of community members across the full spectrum of incomes and budgets. Housing is generally considered affordable if a household spends no more than 30% of their income to live there. For renters this would include rent and utilities, for homeowners this includes mortgage payments, insurance, taxes, utilities, and HOA fees.



Housing is considered "affordable" if a household spends no more than 30% of their income to live there.

Source: <https://www.housingdata.org/toolbox/municipal-impacts>

Housing Cost Burden

Households spending more than 30 percent of their monthly income on housing costs are considered “cost burdened.” Households spending more than 50 percent of their monthly income on housing costs are “severely cost burdened.”

When households are housing cost burdened, money that would go to other things, such as bills, health care, food, or savings, is instead funneled toward housing costs, potentially leading to disruption of utilities, malnutrition, and an inability to prepare for emergencies or work toward a better future.

According to American Community Survey Census data, approximately 58 percent of College Station renters and 18 percent of College Station owners with a mortgage are cost burdened – 35 percent of these same renters at 9 percent of the same owners are severely cost burdened. 15 percent of owners without a mortgage are cost burdened, 8 percent are severely cost burdened.



| | Renters 25,095 | Owners with Mortgage 9,208 | Owners w/o Mortgage 5,877 |
|------------------------|---------------------------|---------------------------------------|--------------------------------------|
| Cost Burdened | 15,095 | 1,728 | 901 |
| Severely Cost Burdened | 9,278 | 873 | 503 |

Source: US Census Bureau, American Community Survey 5-year Estimates (2016-2021)

Cost burden can also be looked at according to household income and whether the household is an owner or renter.

Mobility

- Renters are more likely to move within Brazos County than owners – 26.6% of renters moved vs 7.2% of owners.
- Those with lower incomes are more likely to move than households with higher incomes. 8.9% Individuals making \$75,000 a year or more moved within the county while 22.3% of individuals making \$25,000-\$34,000 annually made a move within Brazos County.

Source: US Census Bureau, American Community Survey 5-year Estimates (2016-2021)

Homebuyer migration patterns using Freddie Mac’s automated underwriting system data show a population in pursuit of affordable housing. Buyers left large expensive metro areas going to smaller more affordable destinations at a rate three times greater than before the pandemic. Fast growing metro areas with a shortage of housing and high house price to income ratios eventually led to an increase in out-migration as homebuyers seek more affordable destinations. The Freddie Mac report can be found [here](#).



Housing Costs

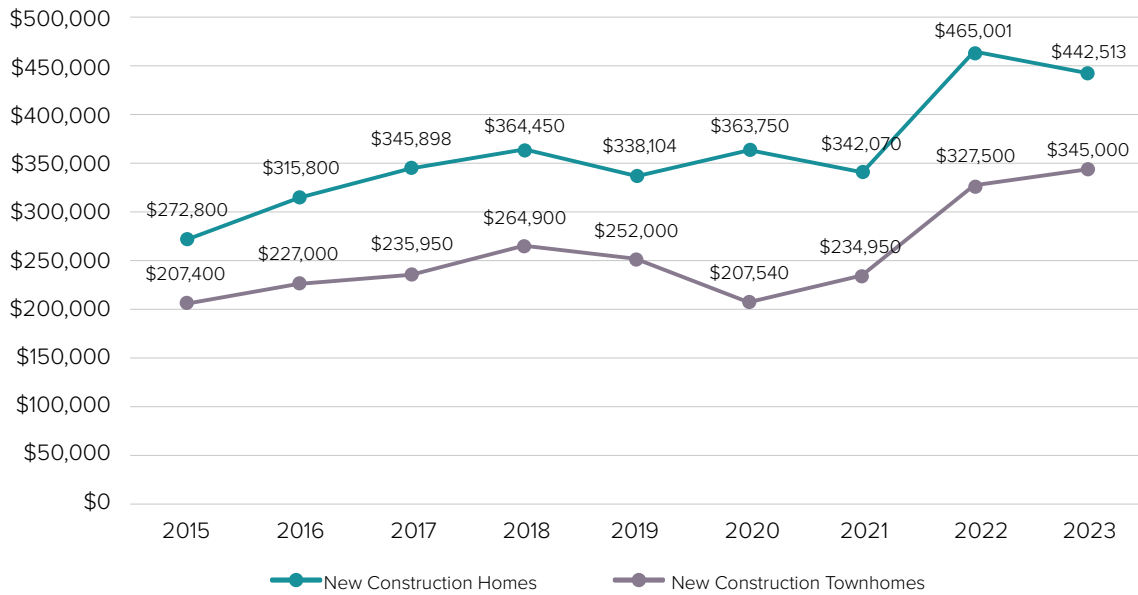
Housing costs are rising faster than incomes. Households across the income spectrum are affected by the lack of diverse and affordable housing options. The average College Station home price has grown by 73% since 2015 while the median family income has only increased by 25.86%.

Source: Bryan-College Station Regional Multiple Listing Service and US Census Bureau, American Community Survey 5-year Estimates

Rents have gone up 25.44% since 2015, with the average monthly rent for a 2-bedroom unit being \$970, a 3-bedroom unit being \$1,620, and 4-bedroom being \$2,004. While increases in rent have kept pace with increases in income during this time period, rents still remain high, especially for 3 and 4 bedroom units.

Source: Multiple Listing Service and US Census Bureau, American Community Survey 5-year Estimates

New Construction Median Sales Price for College Station

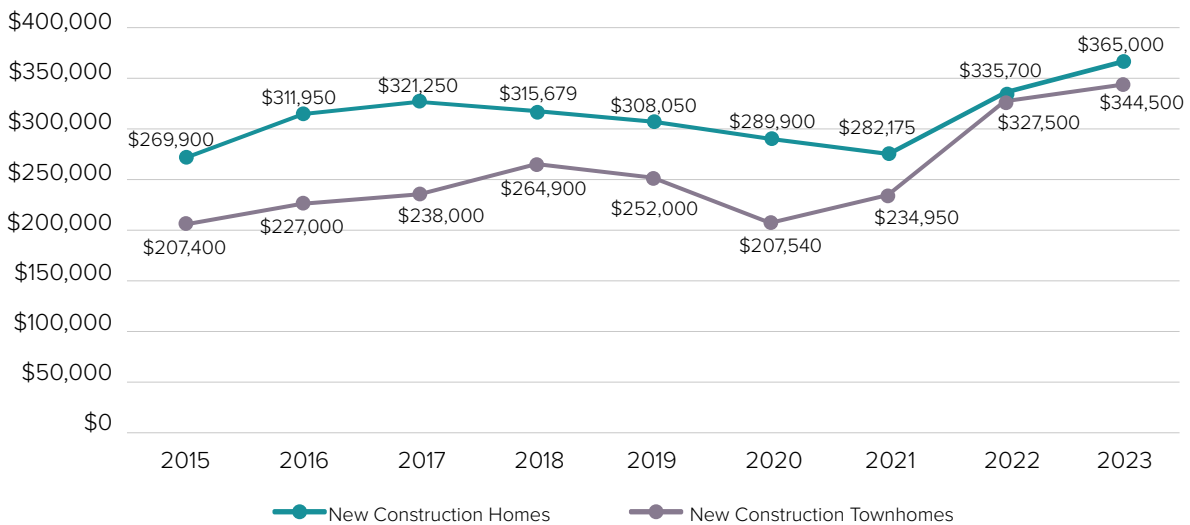


Source: Bryan-College Station Regional Multiple Listing Service

The above graph shows that the median sales price for a new construction single family home in College Station is \$442,513 (134 listings of this type have sold in 2023 with an average of 187 days on the market). A household would need to make \$125,665 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$88,503) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

The median sales price for a new construction townhome in College Station is \$345,000 (23 listings of this type have sold in 2023 with an average of 162 days on the market). A household would need to make \$97,864 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$69,000) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

New Construction Median Sales Price for Brazos County

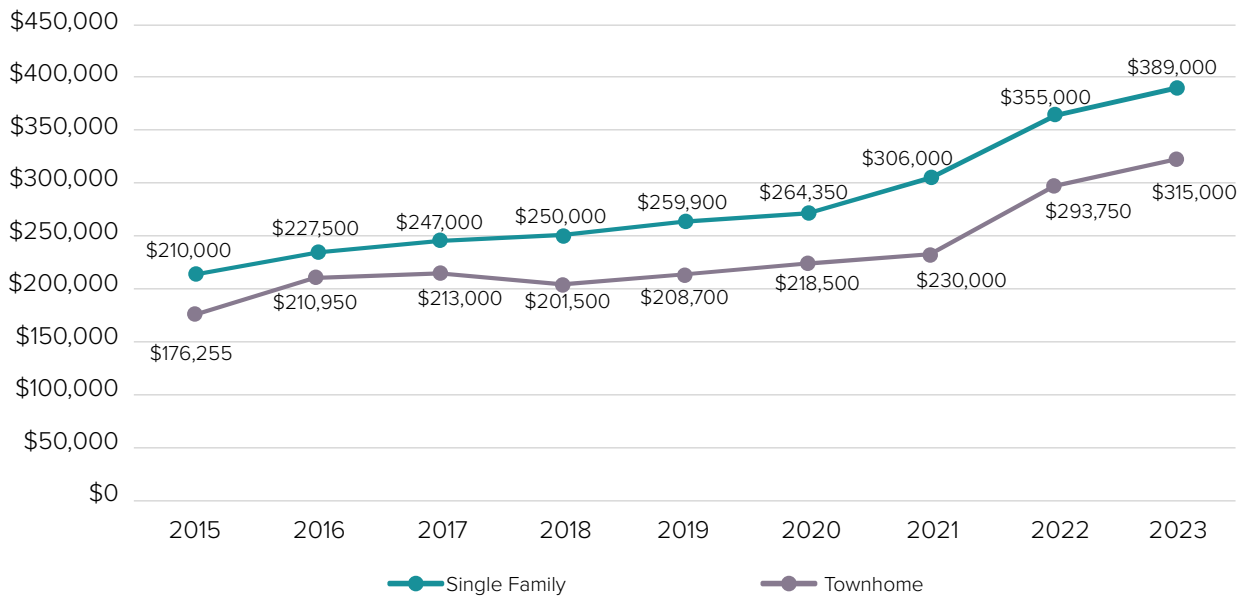


Source: Bryan-College Station Regional Multiple Listing Service

The above graph shows that the median sales price for a new construction single family home in Brazos County is \$365,000 (458 listings of this type have sold in 2023 with an average of 167 days on the market). A household would need to make \$103,567 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$73,000) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

The median sales price for a new construction townhome in Brazos County is \$344,500 (22 listings of this type have sold in 2023 with an average of 112 days on the market). A household would need to make \$97,722 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$68,900) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

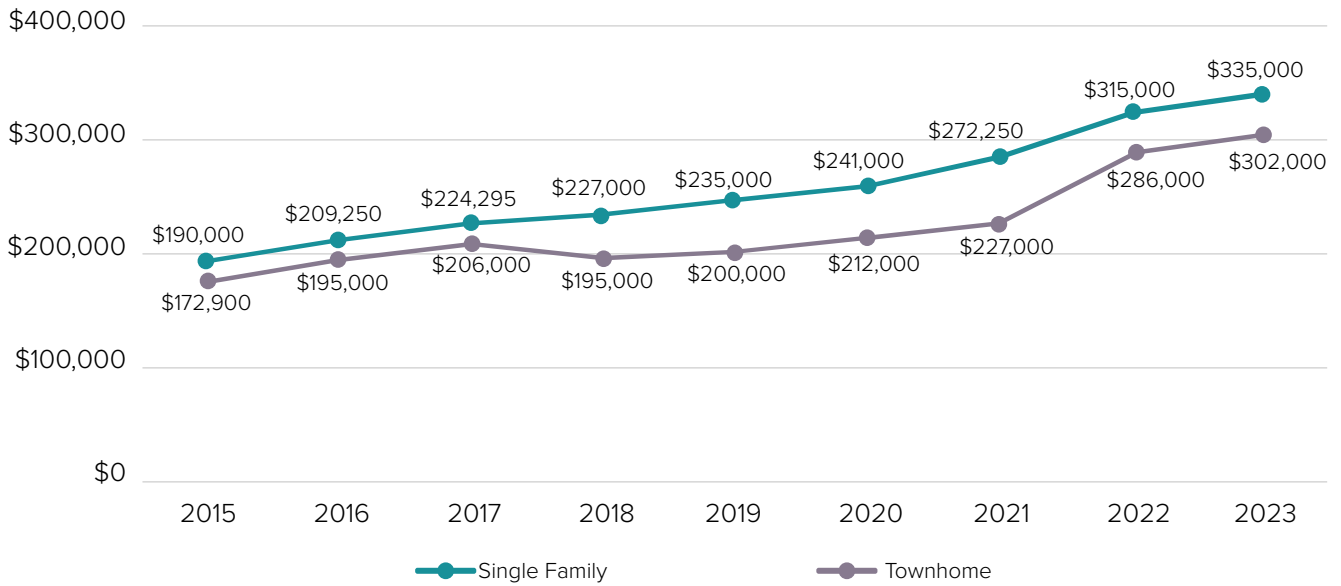
Non-New Construction Median Sales Price for College Station



The above graph shows that the median sales price for a non-new construction single family home in College Station is \$389,000 (679 listings of this type have sold in 2023 with an average of 62 days on the market). A household would need to make \$110,410 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$77,800) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

The median sales price for a non-new construction townhome in College Station is \$315,000 (105 listings of this type have sold in 2023 with an average of 47 days on the market). A household would need to make \$89,310 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$63,000) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

Non-New Construction Median Sales Price for Brazos County



Source: Bryan-College Station Regional Multiple Listing Service

The above graph shows that the median sales price for a non-new construction single family home in Brazos County is \$335,000 (1,232 listings of this type have sold in 2023 with an average of 66 days on the market). A household would need to make \$95,013 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$67,000) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

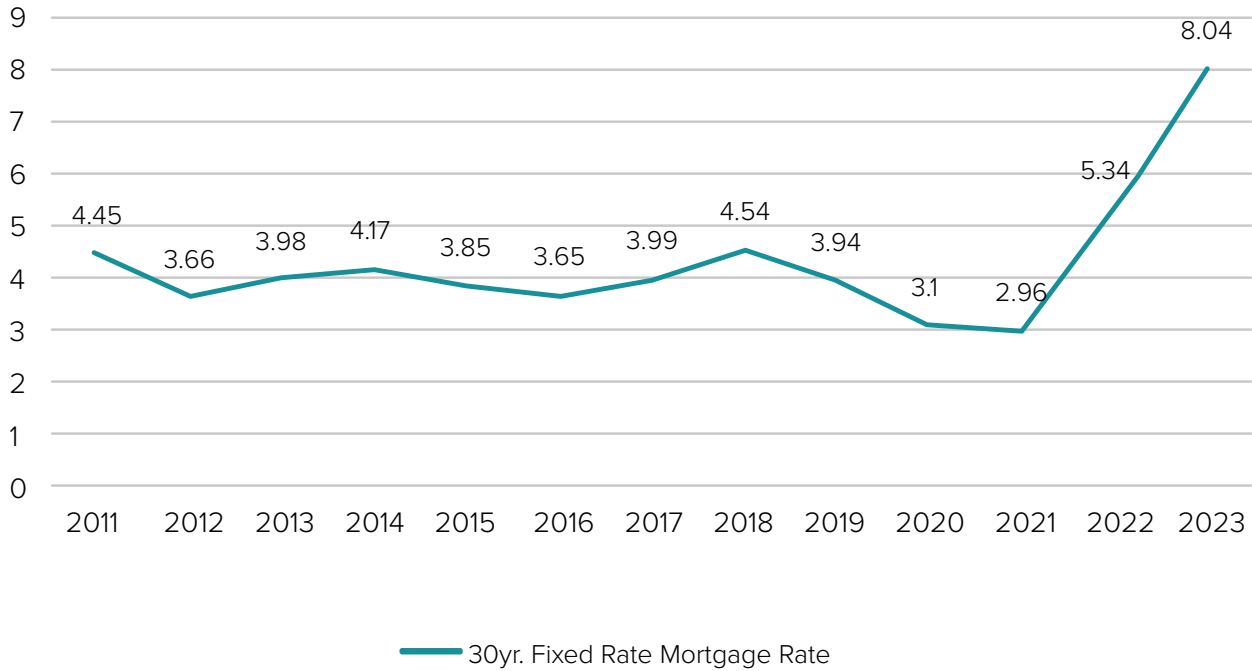
The median sales price for a non-new construction townhome in Brazos County is \$302,000 (137 listings of this type have sold in 2023 with an average of 47 days on the market). A household would need to make \$85,606 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$60,400) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

More detailed sales data for both Brazos County and the City of College Station from the Bryan-College Station Regional Multiple Listing Service can be found on cstx.gov/housingplan. This data includes additional housing types for both new and non-new construction.

The Effect of Rising Interest Rates on Purchasing Power

Interest rates have risen sharply since the Federal Reserve started raising them to combat inflation in 2021. The average interest rate for a 30 year fixed rate mortgage in 2021 was 2.96%. Today, the average rate for the same product is 8.04%.

30yr. Fixed Rate Mortgage Rate



Source: St. Louis Federal Reserve

Monthly Mortgage Loan Principal and Interest Payments

| Loan Amount | 4% | 5% | 6% | 7% | 8% |
|-------------|---------|---------|---------|---------|---------|
| \$100,000 | \$477 | \$537 | \$600 | \$666 | \$734 |
| \$150,000 | \$715 | \$805 | \$900 | \$999 | \$1,101 |
| \$200,000 | \$954 | \$1,074 | \$1,200 | \$1,332 | \$1,462 |
| \$250,000 | \$1,192 | \$1,342 | \$1,500 | \$1,665 | \$1,835 |

The monthly principal and interest payment (not including taxes and insurance) for a those purchasing a home and borrowing \$250,000 from a mortgage lender is \$1,192 with a 4% interest rate. That number jumps to \$1,835 for the same loan with an 8% interest rate - a 54% increase.

The median sales price for a non-new single-family home in College Station was \$389,000 for 2023 (through October). With a 4% interest rate 30 year fixed rate mortgage and 20% downpayment (\$77,800) a household would need an annual income of \$82,057 to afford the home. With an 8% interest rate and identical mortgage loan, a household would need an annual income of \$110,410 to afford the same home – 34.55% more income.

*Annual Mean Wage by Occupation
for College Station Metropolitan Statistical Area (MSA)*

| | Annual Income | Monthly Income | Monthly Rent - 30% | Home Purchase - 30% | Home Purchase - 35% |
|--|---------------|----------------|--------------------|---------------------|---------------------|
| Childcare Workers | \$22,640 | \$1,886 | \$565 | \$70,000 | \$81,000 |
| Cooks, Short Order | \$25,870 | \$2,155 | \$646 | \$79,500 | \$92,500 |
| Phlebotomists | \$33,510 | \$2,793 | \$838 | \$103,000 | \$119,000 |
| Pest Control Workers | \$34,780 | \$2,898 | \$869 | \$106,000 | \$123,500 |
| Community Health Workers | \$39,270 | \$3,273 | \$982 | \$120,000 | \$140,000 |
| Credit Counselors | \$41,070 | \$3,423 | \$1,026 | \$125,500 | \$146,000 |
| Chefs and Head Cooks | \$44,880 | \$3,740 | \$1,122 | \$136,500 | \$158,500 |
| Automotive Service Technicians and Mechanics | \$45,240 | \$3,770 | \$1,131 | \$138,000 | \$160,500 |
| Child, Family, and School Social Workers | \$45,260 | \$3,772 | \$1,257 | \$138,000 | \$160,500 |
| HVAC Mechanics and Installers | \$47,270 | \$3,939 | \$1,181 | \$144,000 | \$167,500 |
| Paramedics | \$47,990 | \$3,999 | \$1,199 | \$146,000 | \$169,500 |
| Paralegals and Legal Assistants | \$49,510 | \$4,125 | \$1,238 | \$151,000 | \$175,500 |
| Clergy | \$51,670 | \$4,306 | \$1,292 | \$157,000 | \$183,000 |
| Middle School Teachers | \$52,970 | \$4,414 | \$1,325 | \$161,000 | \$187,000 |
| Chemists | \$67,600 | \$5,633 | \$1,690 | \$205,000 | \$240,000 |
| Accountants and Auditors | \$76,490 | \$6,374 | \$1,912 | \$232,000 | \$270,000 |
| Registered Nurses | \$78,180 | \$6,515 | \$1,955 | \$237,000 | \$277,000 |
| Database Administrators | \$83,950 | \$6,996 | \$2,098 | \$254,000 | \$296,000 |
| Electrical Engineers | \$91,960 | \$7,663 | \$2,298 | \$278,000 | \$323,000 |
| Pharmacists | \$123,380 | \$10,282 | \$3,084 | \$372,000 | \$435,000 |

Source: U.S. Bureau of Labor Statistics May 2022 Area Occupational Employment and Wage Estimates College Station-Bryan

Home Purchase Price assumes a 30yr fixed rate mortgage at 8% interest rate and 20% down payment. Total monthly Principal, Interest, Taxes and Insurance payment is 30% of gross monthly income and 35% of gross monthly income.

Case Study

Jane Smith is a 35-year-old single mother of two. She formerly worked a low wage job earning \$11 an hour (\$22,880 annually) and received government assistance for rent, food, and medical care.

As the recipient of a housing choice voucher to help pay her rent, Ms. Smith was eligible to enroll in the Brazos Valley Council of Government's Family Self Sufficiency Program. As part of the program she set goals that included paying off debt, further education to get a better job, and the purchase of a home. She received financial coaching, made a budget and paid off debt, and got her GED and an associate degree. Ms. Smith graduated from the Program 5 years ago.

She has since secured a higher paying job (earning \$50,000 annually), become independent of all government assistance, and has saved over \$20,000 towards the downpayment on a house.

Ms. Smith has been pre-approved by a lender for a mortgage loan and can afford a purchase price of \$180,000. She quickly becomes frustrated and discouraged while shopping for a home. Houses that were listed for \$170,000 four years ago are now selling for \$280,000. The median purchase price for non-new construction homes is \$389,000. Even with the help of available down payment assistance programs, very few options exist in her price range and competition for them is fierce. She is considering giving up.



Other Communities' Housing Plans

San Marcos, TX – [SMTX 4 All – Housing Plan](#)

Denton, TX – [Affordable Housing Strategic Toolkit](#)

Waco, TX – [Waco Strategic Housing Plan](#)

Plano, TX – [Housing Trend Analysis and Strategic Plan](#)

Irving, TX – [City of Irving Housing Plan](#)

Grand Prairie, TX – [2021 Housing Strategy](#)

El Paso, TX – [El Paso Regional Housing Plan](#)

Austin, TX – [Austin Strategic Housing Blueprint](#)

Fort Worth, TX – [Neighborhood Conservation Plan and Affordable Housing Strategy](#)

Dallas, TX – [Dallas Comprehensive Housing Policy](#)

San Antonio, TX – [Strategic Housing Implementation Plan](#)

Alexandria, VA – [Housing Master Plan & Regional Housing Initiative](#)

Boise, ID - [Housing Needs Analysis](#)

Chattanooga, TN – [Housing Action Plan](#)

Nashville, TN – [Affordable Housing Task Force Report](#)

Louisville, KY – [My Louisville Home](#)

Puyallup, WA – [Puyallup Housing Action Plan](#)

Tacoma, WA – [Affordable Housing Action Strategy](#)

Mankato, MN – [Affordable Housing Action Plan](#)

Omaha, NE – [Housing Affordability Action Plan](#)

Juneau, AK – [City and Borough of Juneau Housing Action Plan](#)

New York, NY – [Housing New York](#)

Charlotte, NC – [Housing Charlotte Framework](#)

Grafton, MA – [Housing Trust Action Plan](#)



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